

Application No.
Z-15-05-07
(Rezoning Request)

Applicant
TAG Creekside LLC / Jones Loop Rd.
RV Park

Quasi-Judicial

Commission District II



Community
Development

CHARLOTTE COUNTY

Location Map for Z-15-05-07

Charlotte County Government

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22/41/23 South County

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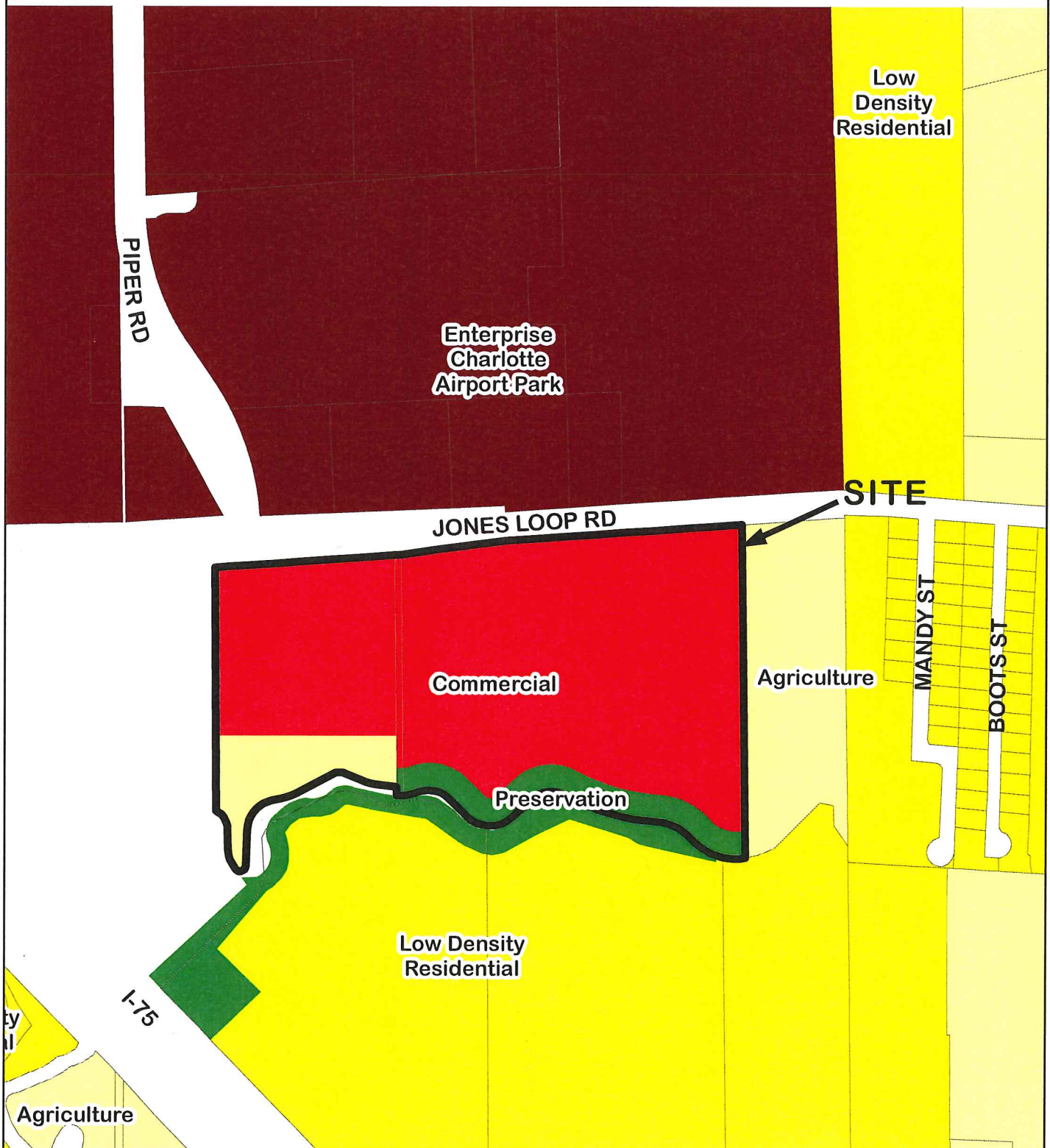
CHARLOTTE COUNTY

2030 FLU Map for Z-15-05-07

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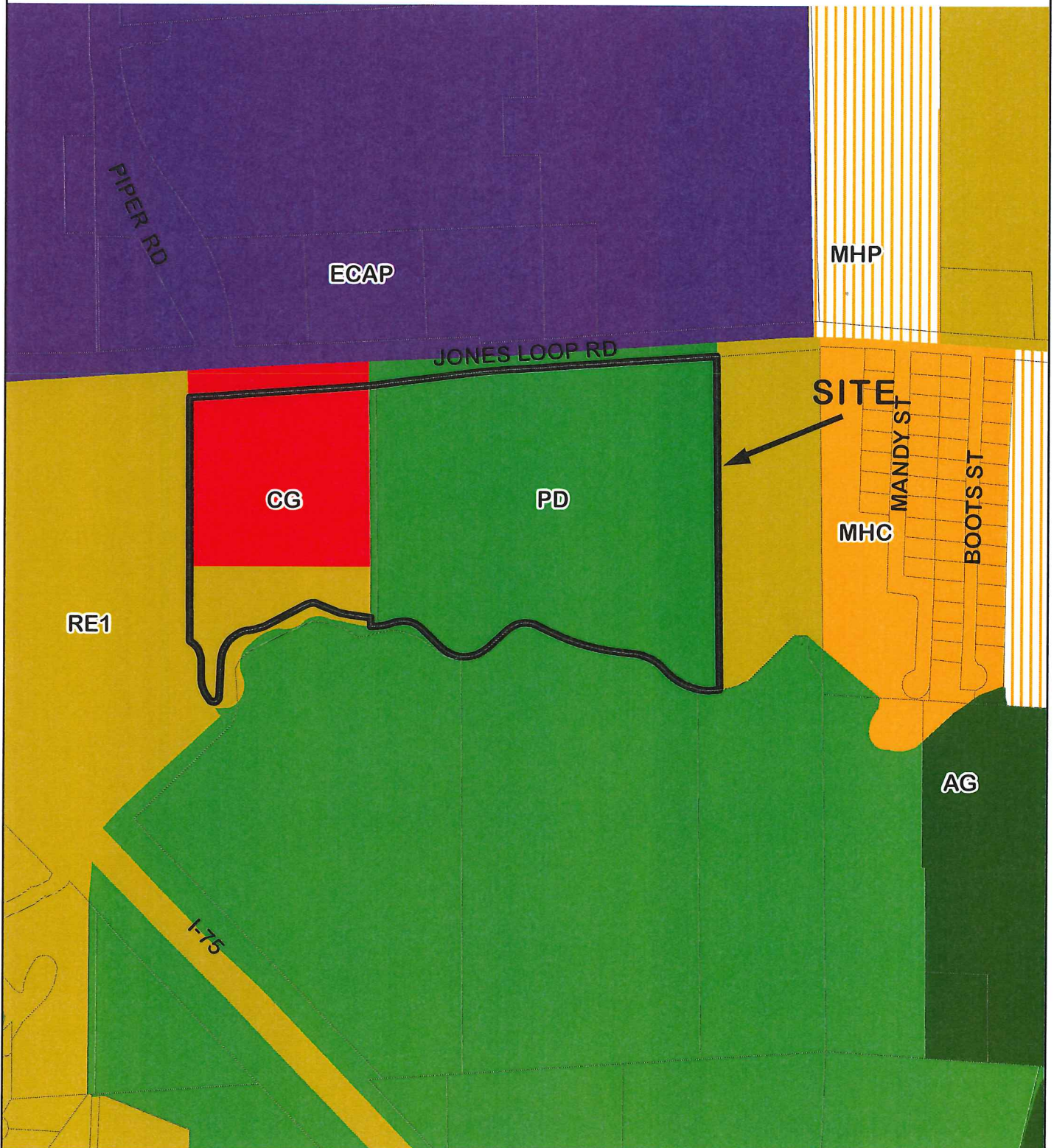
CHARLOTTE COUNTY

Zoning Map for Z-15-05-07

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Community Development Department Staff Report for Z-15-05-07

DATE: July 24, 2015

TO: Honorable Board of County Commissioners
Planning and Zoning Board

FROM: Jie Shao, Planner, Principal

REQUESTED

ACTION(S): A privately initiated request to amend Charlotte County Zoning Atlas from Commercial General (CG) (10± acres), Planned Development (PD) (26.94± acres), and Residential Estate (RE-1) (2.67± acres) to Recreational Vehicle Park (RVP) (39.61± acres), and from RE-1 (0.65± acres) and PD (3.29± acres) to Environmentally Sensitive (ES) (3.94± acres).

PART I

Applicant(s): TAG Creekside, LLC
150 Sarah Street
Punta Gorda, FL 33950

Owner(s): Same as applicant

**General Location
and Acreage:**

The subject property is located at 26925 and 27005 Jones Loop Road, in the Punta Gorda area, and contains approximately 43.55 acres.

Account Number(s): 402319403002, 402319403003, 402319403004 & 402319426003

STAFF RECOMMENDATION:

“Approve Petition No. Z-15-05-07 based on the findings and analysis in the Comprehensive Planning Division staff report dated July 24, 2015 and any evidence presented at the public hearing.”

The Planning and Zoning Board proposed recommendations:

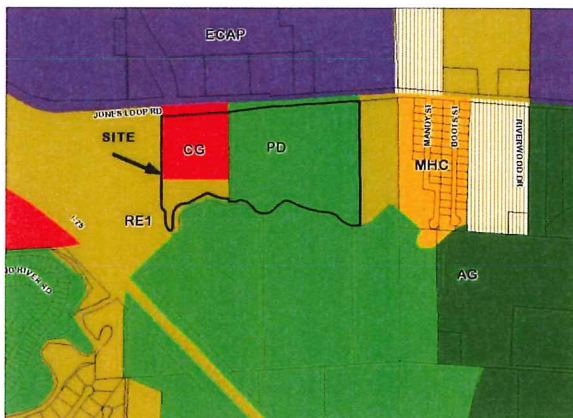
“Motion to forward application No. Z-15-05-07 to the Board of County Commissioners with a recommendation of Approval/Denial of Z-15-05-07, based on the findings and analysis in the staff report dated July 24, 2015 and the evidence presented at the public hearing.”

Analysis:

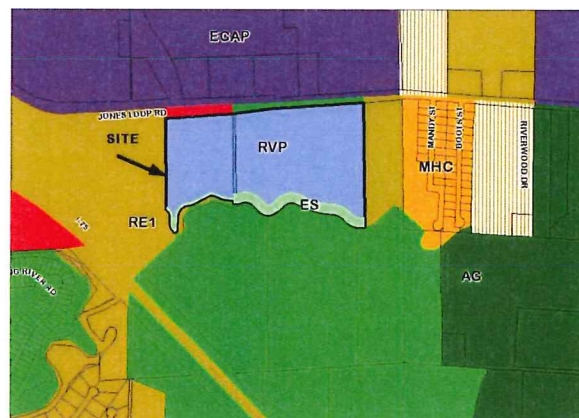
The property is located at the southeast corner of I-75 and N. Jones Loop Road, just east of the rest area, in the Punta Gorda area. The applicant/owner is requesting a large scale plan amendment:

- from Commercial (COM) (36.94± acres) and Agriculture (AG) (2.67± acres) to Low Density Residential (LDR) (39.61± acres) with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the site is two units; and 2) the use of the site for a recreational vehicle park will be limited to 198 units and will not require a transfer of density, and
- from Agriculture (AG) (0.65± acres) to Preservation (PR) (0.65± acres).

The Petition Number is PA-15-05-06-LS. This request is a companion rezoning from Commercial General (CG) (10± acres), Planned Development (PD) (26.94± acres), and Residential Estate (RE-1) (2.67± acres) to Recreational Vehicle Park (RVP) (39.61± acres), and from RE-1 (0.65± acres) and PD (3.29± acres) to Environmentally Sensitive (ES) (3.94± acres). The stated purpose of this rezoning is to develop a Recreational Vehicle (RV) Park on the subject property.



Z-15-05-07 - Existing Zoning Designations



Z-15-05-07 - Proposed Zoning Designations

Existing Uses, Compatibility and Impacts on the Adjacent Residential Uses

The subject site contains two single-family homes and the remaining site is currently vacant. To the north, across North Jones Loop Road, all the properties are designated as Enterprise Charlotte Airport Park with an Enterprise Charlotte Airport Park (ECAP) zoning district, and most of the properties are undeveloped. Alligator Creek is located immediately to the south of the subject property. A portion of the creek is already designated as Preservation. Further to the south, the property is designated as Low Density Residential with a PD zoning (Petition Number is Z-06-10-59-TDU), which allows for a residential development containing up to 603 density units. To the west is the site of the now-closed I-75 rest area. Across I-75, further to the west, there are vacant lands designated for commercial development. To the east, the property is designated as Agriculture with an RE zoning designation and is located inside the Urban Service Area. Further to the east, there are some mobile homes and vacant lands designated for residential development; this area is designated as Low Density Residential with a Manufactured Home Conventional (MHC) zoning designation, and a Manufactured Home Park (MHP) zoning designation.

The southern portion of the property is already designated as Preservation and the applicant is proposing to rezone it to Environmentally Sensitive (ES), which will create a natural buffer between the proposed RV park and the planned residential community to the south. The proposed five recreational vehicle units per acre on the subject site is compatible with the surrounding residential uses to the south, east, and northeast of the site.

Consistency with the Comprehensive Plan

The subject property is designated as part of an Economic Center on the 2050 Framework Map. The subject property is located at the southeast corner of the I-75 Jones Loop Interchange. The site is an ideal location for the proposed RV use due to the close proximity of I-75, restaurants and shopping. **FLU Policy 5.3.1:** Economic Centers states that Economic Centers are focused locations of regional commercial and employment uses. Although these Centers have yet to fully develop and currently lack the intensity and mix of use that would maximize their economic benefit and create more walkable and transit supportive places, these areas will be encouraged to change and redevelop over time into economically vibrant, walkable, mixed use centers with unique and identifiable character. Furthermore, the subject property is located outside of the Coastal High Hazard area. Additionally,

FLU Appendix I: Land Use Guide

Special Provisions for Recreational Vehicle use

1. *Recreational vehicles shall be located on properties with a minimum of 15 acres. The entire site does not have to be dedicated to recreational use; the property may contain a mixture of mobile homes and recreational vehicles.*

Analysis: The subject property contains approximately 39.61 acres, which meets this provision. The proposed annotation on the 2030 Future Land Use Map will limit the site to a maximum of 198 recreational vehicles.

2. *A minimum of ten percent of the site must be set aside for recreational amenities, which may include but not be limited to passive recreational trails, central community clubhouse facilities, pools, and tennis courts.*

Analysis: According to the application, the proposed RV Park will provide an amenity center with clubhouse, pool, and other recreational amenities. Consistency with this provision will be confirmed during the Site Plan Review process.

3. *Recreational vehicles shall not be located directly adjacent to single-family lots unless an adequate buffer consisting of wall or berm and vegetative plantings with a minimum width of ten feet is provided in order to protect adjacent single-family uses from adverse impacts.*

Analysis: There will be some residential development, including single-family uses, to the east and south of the subject property. The southern boundary of the subject site is adjacent to a preservation area extending to Alligator Creek and ranging from a minimum 25 feet to 100 feet in width. Consistency with this provision will be confirmed during the Site Plan Review process.

4. *Recreational vehicles shall not be granted access to or egress from a development site through local, residential roadways unless a traffic study is submitted and the County determines that the use of the road(s) by the proposed development does not create a traffic safety hazard; any necessary developer-funded improvements to the existing rights-of-way will not receive any impact fee credits.*

Analysis: The project will access from Jones Loop Road, which is classified as a minor arterial roadway. The proposed project is consistent with this provision.

Therefore, the proposed change is not contrary to the County's Comprehensive Plan if the Board of County Commissioners approves the large scale plan amendment (Petition Number PA-15-05-06-LS).

Environmental Issue- Alligator Creek

The subject property contains two parcels. The site contains several streams and waterways, including Alligator Creek. According to Chapter 62-302.400, Classification of Surface Waters, Usage, Reclassification, Classified Waters, Alligator Creek is designated as Class I, Potable Water Supplies. Staff coordinated with the City of Punta Gorda and confirmed that Alligator Creek is no longer the potable water supply for the City nor the alternative potable water supply. However, in order to protect this creek, Alligator Creek and its shoreline within the eastern parcel (Account number is 412322400002) are already designated as Preservation on the 2030 Future Land Use Map. The Future Land Use Map designation of the reminder of shoreline of Alligator Creek is proposed to be amended from Agriculture to Preservation. It contains approximately 0.65 acres. The applicant/owner is also requesting to amend 0.65 acres of lands (currently zoned RE-1) and 3.29 acres of land (currently zoned PD) to Environmentally Sensitive (ES) in order to protect Alligator Creek and its shoreline, which are owned by the applicant/owner.

Recreational Vehicle, Density Unit and Transfer of Density Unit

According to FLU Appendix III: Definitions, "density unit is a development right which equals one increment of housing designed and intended for residential use by one family, whether a single family residence, mobile home, manufactured home, or as part of a duplex, apartment, or condominium project". This definition is the same as defined in the County's Transfer of Density Units Code.

Concurrency Issues

- *Water and Sewer:* The site is not currently served by water and sewer services. According to a letter from the City of Punta Gorda, dated April 23, 2015, the subject property is located within the City Utility Service Area. Utility improvements will be necessary to obtain utility service to the subject parcels. The City of Punta Gorda retains sufficient capacity to serve the proposed development.
- *Traffic:* After reviewing the applicant's traffic impact study prepared by Florida Transportation Engineering, Inc. (dated May 13, 2015), the County Transportation Planner has agreed with the conclusion regarding the potential traffic impacts, which is that the proposed Future Land Use Amendment and companion rezoning will not adversely affect the adjacent roadway network.

Conclusion:

The proposed rezoning is consistent with goals, objectives, and policies of the County's Comprehensive Plan if the Board of County Commissioners approves the companion large scale plan amendment.

PART II: RESEARCH AND FINDINGS

1. **2050 Framework Designation:** The subject property is designated as part of an Economic Center.
2. **2030 Service Area Delineation:** The entire site is located within the Urban Service Area.
3. **Existing Land Use on the Site:** The subject site contains two single-family homes.
4. **Existing Designation(s):**

FLUM	Development Standard
Commercial (COM)	<p>The Commercial category is used for properties wherein nodal-style and strip-style commercial development occurs or is projected to occur in the future. Establishing a nodal-style commercial development shall be the principal and preferred use of the Commercial category. Further strip-style commercial development is prohibited except in the specific circumstances listed in FLU Policy 5.4.2. Nodal-style commercial development is differentiated into three sub-categories based upon size, character and location. The acreage of adjacent lands designated Commercial shall be aggregated to determine the standards to which the development may occur.</p> <p>General Range of Uses These lands are designated for retail and service uses, institutional, office activities, hotels, motels, restaurants, as well as public services and facilities.</p> <p>Community: These developments are designed to provide for the daily shopping and service needs of residents located in surrounding neighborhoods with a service area of up to a ten-mile radius. Businesses operating in these areas provide daily convenience and retail goods such as food, drugs, and sundries as well as professional and business services which meet the needs of the trade area.</p> <p>Locational Standards: These developments shall be located adjacent to and with access provided by arterial or collector roadways.</p> <p>Residential Support: up to 40,000 persons</p> <p>Size: Three to 30 acres</p> <p>Maximum Intensity: 0.5 FAR for commercial / retail 1.0 FAR for professional office buildings</p>
Agriculture (AG)	<p>General Range of Uses Ranching, crop farming including citriculture, silviculture, aquaculture, and row crops, as well as rural residential, rural recreational uses, rural industrial uses and public services and facilities.</p> <p>Maximum Density/Intensity Density: Agricultural lands may not exceed a maximum residential density of one dwelling unit per ten acres when developing under an Agriculture zoning or one dwelling unit per five acres when developing in accordance with FLU Policy 3.1.2 and Conservation Subdivision zoning.</p> <p>Intensity: The maximum FAR is 0.10.</p> <p>Special Provision Remnant Agriculture within the Urban Service Area: Properties within the Urban</p>

	Service Area that continue to retain an Agriculture land use designation shall retain their established density of one dwelling unit per acre. No further lands shall be designated Agriculture within the Urban Service Area.
Zoning	Development Standard
Agriculture Estate (AE) (The property was zoned AE prior to December 8, 2014)	<p>Agriculture districts are intended to retain the open character of the land. Permitted uses are limited to conservation, agriculture, low-density residential, recreation and other uses consistent therewith.</p> <p>The Agriculture Estate (AE) districts are intended to exist only within the urban service area.</p> <ul style="list-style-type: none"> • Minimum lot area is one acre. • Minimum width is 125 feet. • Maximum lot coverage by all buildings is 20 percent. • Maximum building height is 38 feet. • The maximum density is one unit per acre.
Residential Estate (RE-1)	<p>The purpose and intent of this district is to allow low-density, large-lot residential and related uses.</p> <ul style="list-style-type: none"> • Minimum lot area is one acre. • Minimum width is 125 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front setback is 40 feet. ○ Side setback is 20 feet. ○ Rear setback is 15 feet. ○ Rear setback for all accessory buildings is 10 feet. ○ Setback abutting water is 20 feet. • Maximum lot coverage by all buildings is 20 percent. • Maximum building height is 38 feet. • The maximum density is one unit per acre.
Planned Development (PD)	<p><u>Minimum lot and yard requirements.</u> There are no minimum lot and yard requirements for this district, provided no structure shall be located closer to the peripheral property line of the PD than twenty-five (25) feet or as required by section 3-9-98, "Waterfront property," as the same may be amended, whichever is greater. If the PD abuts water, the minimum setback shall be twenty (20) feet. However, minimum lot and yard requirements other than those contained in this section and section 3-9-88 may also be established through the final site plan approval process.</p> <p><u>Maximum height of structures.</u> There is no maximum height for structures in this district, except as required by section 3-9-88, "Waterfront property," as the same may be amended. Maximum height limits other than those contained in section 3-9-98 may also be established through the PD review process.</p> <p><u>Open space.</u> A minimum of twenty (20) percent of the entire PD parcel or phase shall be open space, which may include vegetated areas unencumbered by an impervious surface.</p> <p><u>Utilities.</u> Potable water supply, sewage treatment and water management systems, utility lines and easements shall be designed in accordance with requirements of the county subdivision regulations except as modified in subsection (c)(1)e of this section, "Relation to utilities, public facilities and services."</p> <p><u>Internal circulation.</u> Streets to be dedicated to the public shall be designed and constructed in accordance with the subdivision regulations or other appropriate design standards. All streets shall be designed to provide safe, efficient and convenient access to land uses within the development and to roadways adjacent</p>

to the development. In addition to vehicular thoroughfares, functional pedestrian and bicycle-path systems are required in accordance with the master plan.

Table 1

5. Proposed Designation(s):

FLUM	Development Standard
Low Density Residential (LDR) (The Petition Number is PA-15-05-06-LS.)	<p>General Range of Uses Single-family residential, multi-family residential, manufactured residential dwelling units, recreational vehicles, recreational facilities in association with residential development, schools, and public services and facilities.</p> <p>Minimum and Maximum Density Low Density Residential lands may be developed at a density of one dwelling unit per acre up to five dwelling units per acre. If zoned Environmentally Sensitive, the density is one dwelling unit per ten acres.</p>
Preservation (PR) (The Petition Number is PA-15-05-06-LS.)	<p>General Range of Uses Allowable development activities include public services and facilities and those necessary for management of the resource and limited public access, as applicable, and sparse residential use. Uses permitted in preservation areas shall be primarily of a passive nature, related to the aesthetic, educational and scientific enjoyment of the natural resources. Development identified within an approved land management plan of a public land management agency that uphold the allowable development activities listed above are considered consistent with this designation.</p> <p>Maximum Density/Intensity Density: Residential densities may not exceed one dwelling unit per 40 acres (consistent with Special Provisions provided below) and must be developed so as to minimize any impacts to natural resources. Intensity: The maximum Floor Area Ratio (FAR) for all non-residential structures is 0.1 and the maximum impervious surface coverage for all residential and non-residential uses is ten percent.</p>
Zoning	Development Standard
Recreational Vehicle Park (RVP)	<p>The purpose and intent of this district is to allow transient living in recreational vehicles and campgrounds. It is the further intent of this Code that the individual living sites may be subdivided for individual ownership and the park must be retained in a form of common or single ownership.</p> <ul style="list-style-type: none"> • Minimum area of the Park is 15 acres. • Minimum width is 250 feet. • Minimum area of the individual site is 3,000 square feet. • Minimum width of the individual site is 40 feet. • Minimum park boundary is 25 feet. • Maximum park coverage is 60 percent. • Maximum lot coverage if platted is 40%. • Maximum height is 38 feet. • The maximum density is eight units of recreational vehicles per acre.
Environmentally Sensitive (ES)	<p>The purpose and intent of this district is to preserve and protect land and water areas which have ecological, hydrological, or physiographic importance to the public at large. It is intended to preserve and protect open spaces, park lands,</p>

	<p>wilderness areas, marshlands, watersheds and water recharge areas, scenic areas, beaches, and native flora and fauna. It is intended to allow limited public or private recreational and educational uses and their incidental accessory uses and structures.</p> <ul style="list-style-type: none"> • Minimum lot area is ten acre. • Minimum width is 250 feet. • Setbacks: <ul style="list-style-type: none"> ○ Front setback is 25 feet. ○ Side setback is 10 feet. ○ Rear setback is 20 feet. ○ Setback abutting water is 20 feet. • Maximum lot coverage by all buildings is 10 percent. • Maximum building height is 38 feet. • The maximum density is one unit per ten acre.
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Table 2

6. Surrounding Land Uses and their Future Land Use Map and Zoning Designations:

Direction	Existing Land Use	FLUM Designation	Zoning District Designation
North	Vacant land Warehousing	Enterprise Charlotte Airport Park (ECAP)	Enterprise Charlotte Airport Park (ECAP)
East	Single family homes Vacant land designated for residential uses East Port Water Plant	Agriculture (AG) Low Density Residential (LDR)	Residential Estate (RE1) Manufactured Home Conventional (MHC)
South	Vacant land designated for residential uses (Petition Number is Z-06- 10-59-TDU)	Preservation (PR) Low Density Residential (LDR)	Planned Development (PD, which was approved in 2006)
West	Florida Department of State - Charlotte County Rest Area I-75	N/A	N/A

Table 3

7. Buildout Calculations (square footage &/or density):

This is a companion rezoning to a large scale plan amendment (Petition Number is PA-15-05-06-LS). The proposed Low Density Residential FLUM designation with an annotation retains two residential base densities on the site. The proposed RVP zoning will only allow for the use of the site for a recreational vehicle (RV) park and the site will be limited to 198 units of RVs and will not require a transfer of density. A RV is not classified as a density unit based on the definition set forth in the County's Comprehensive Plan and the Transfer of Density Unit Code; therefore, transferring of density units is not required for this project.

8. **Is the subject site within a Community Planning Area or Special Plan area?** The site is not located within any Community Planning Area or Special Plan area.

9. **Is the subject site located adjacent to existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves?** The subject property is not

adjacent to any of the existing or proposed Federal, State, or County wildlife management areas, parks, preserves or reserves.

10. Is the proposed land use designation(s) consistent with the provisions of the:

- a. **Charlotte Harbor Aquatic Preserves Management Plan?** The subject property is located outside the boundary of the Charlotte Harbor Aquatic Preserves.
- b. **Lemon Bay Aquatic Preserve Management Plan?** The subject property is located outside of the boundary of the Lemon Bay Aquatic Preserve.

11. Does the subject site contain any designated archaeological site or historic structures?

According to the Florida Master Site File and a letter dated April 20, 2015 and prepared by Gabrielle McDonnell, Archaeological Data Analyst, Florida Master Site File, the Florida Master Site File lists one archaeological site, one resource group, eight surveys, and two standing structures, found in the portion of T41S, R23E, Sections 22, 23, 26 & 27. When interpreting the results of the research, the following information shall be considered:

- This search area may contain unrecorded archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.
- Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.
- While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historical significant.
- Federal, state and local laws require formal environmental review for most projects. This search does not constitute such a review. If your projects fall under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.

12. Are there wetlands on the property? Yes

- a. **Number of acres of Category I:** The surface water is comprised of Alligator Creek which borders the subject property to the south. Most of such land is already designated as Preservation. The applicant is request amend additional 0.65 acres of land's Future Land Use Map designation to Preservation. The applicant is also requesting to rezone a total of 3.94 acres of Alligator Creek and it shoreline to Environmentally Sensitive (ES) in order to protect Alligator Creek.
- b. **Number of acres of Category II:** N/A

13. Natural Resources:

- a. **Significant natural resources and/or critical habitat for endangered/potentially endangered species:** According to the protected species assessment report, prepared by Ina Vincent & Associates and dated May 2015, the site contains upland habitats which are utilized by the gopher tortoise. A total of 40 potentially occupied gopher tortoise burrows were observed during the survey. A gopher tortoise relocation permit from the FWC will be required if the burrows cannot be avoided during construction. In addition, The surface water is comprised of Alligator Creek which borders the subject property to the south. Most of such land is already designated as Preservation. The applicant is request amend additional

0.65 acres of land's Future Land Use Map designation to Preservation. The applicant is also requesting to rezone a total of 3.94 acres of Alligator Creek and its shoreline to Environmentally Sensitive (ES) in order to protect Alligator Creek.

- b. Possible impacts to groundwater, surface water, wetlands or other significant natural resources:** No
- c. Is the subject site within the Special Surface Water Protection Overlay District?** No
- d. Is the subject site within the Watershed Overlay District?** No
- e. Is the subject site within a Wellhead Protection Area?** No
- f. Is the subject site within the Prime Aquifer Recharge Area?** No

14. Coastal Planning:

- a. Is the subject site within the Coastal Planning Area?** The subject property is located outside of the Coastal Planning Area.
- b. Could the proposed changes impact beach accessibility?** No
- c. Could the proposed change affect other waterfront access?** No
- d. Flood Zone:** The majority of the site is located Flood Zone X. Flood Zone X is an area determined to be outside the 0.2% annual chance floodplain. A small portion of the site located in Flood Zone 12 AE, an area with a determined base flood elevation of 12 feet.
- e. Storm Surge Evacuation Zone:** The subject site is located in the Storm Surge Evacuation Zone D.
- f. Coastal High Hazard Area?** The subject property is located outside of the Coastal High Hazard Area.
- g. Could the proposed changes impact evacuation times?** No

15. Charlotte County Facilities and Services

a. Nearest Park:

Name: Allapatchee Shores Park

Classification: Mini Park

Address: 3100 Hickory Court, Punta Gorda

Distance: approximately 2.3 miles to the west of the subject site

b. Nearest Police Station:

Name: District 2 Office

Address: 1441 Tamiami Trail, in the Port Charlotte area

Distance: approximately 7.6 miles to the northwest of the subject site

c. Nearest Fire/EMS Station:

Name: Charlotte County Station No. 7

Address: 7273 Florida Street, Punta Gorda

Response Time: Approximate response time is 12-15 minutes

d. Nearest Library:

Name: Punta Gorda Public Library

Address: 424 West Henry Street, Punta Gorda

Distance: approximately 4.7 miles to the northwest of the subject site

e. Nearest Hospital:

Name: Charlotte Regional Medical Center

Address: 809 East Marion Avenue, Punta Gorda

Distance: approximately 5.2 miles to the northwest of the subject site

f. Nearest Potential Emergency Shelter:

Name: Ventura Lakes Clubhouse Building

Address: 27110 N. Jones Loop Road, Punta Gorda

Distance: approximately 0.7 miles to the northeast of the subject site

g. Nearest Public Schools:

1. Elementary:

Name: Sallie Jones Elementary School

Address: 1230 Narranja Street, Punta Gorda

Distance: approximately 4 miles to the northwest of the subject site

2. Middle:

Name: Punta Gorda Middle School

Address: 825 Carmalita Street, Punta Gorda

Distance: approximately 4.3 miles to the northwest of the subject site

3. High:

Name: Charlotte High School

Address: 1250 Cooper Street, Punta Gorda

Distance: approximately 4.4 miles to the northwest of the subject site

16. Concurrency

a. Roads Level of Service: See attached report from Venkat Vattikuti, Transportation Planner

b. Potable Water Level of Service:

1. Provider's Name: City of Punta Gorda

Permitted Facility Capacity	225 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated water needs
10,000,000	4,313,000	37,620

Table 4

2. Analysis: If the Board of County Commissioners approves this large scale Future Land Use Map amendment and a rezoning, it will allow the property owner to potentially develop the subject site as a recreation vehicle park with no more than 198 recreational vehicles. The estimated water usage would be 37,620 gallons per day. The City of Punta Gorda Utilities retains enough capacity to serve the proposed development.

c. Sanitary Sewage Level of Service:

1. Provider's Name: City of Punta Gorda

Permitted Facility Capacity	190 gallons per ERU per day	
	Current Facility Usage	Proposed Land Use estimated sewer needs
12,000,000	2,012,000	31,977

Table 5

2. *Analysis:* If the Board of County Commissioners approves this large scale Future Land Use Map amendment, it will allow the property owner to potentially develop the subject site as a recreation vehicle park with no more than 198 recreational vehicles. The estimated sewer generation would be 31,977 gallons per day. The City of Punta Gorda Utilities retains enough capacity to serve the proposed development.

d. Park and Recreation Level of Service:

1. *Level of Service*

Adopted Level of Service is 16 Park, Recreation and Open Space (PROS) point per 1,000 populations

2. *Analysis:*

A 2009 analysis shows that the County currently has 17.2 PROS points per 1,000 populations.

e. Schools: N/A

f. Solid Waste:

1. *Refuse Collector:* Waste Management Inc. of Florida

2. *Solid Waste Provider:* Public Works Department - Municipal Solid Waste Management

3. *Level of Service*

- Solid Waste (Landfill) 5.0 pounds per day per equivalent fulltime resident
- Solid Waste (Recycle) 2.2 pounds per day per equivalent fulltime resident
- Zemel Rd. landfill currently has capacity to dispose of 4.6 million cubic yards of waste. The landfill has a projected remaining lifespan to the year 2027. An existing estimated 170 acres for future disposal cells will provide disposal capacity beyond the year 2050.

g. Drainage:

1. *Level of Service*

New arterials – flood free in the 100-year rainfall event

New and improved collectors - not less than one lane of traffic in each direction above the design high water elevation from a 25-year, 24-hour rainfall.

New local residential streets - designed and constructed with the pavement centerline at or above the design high water elevation resulting from a 5-year, 24-hour rainfall

Stormwater management facilities - in all new subdivisions manage a 25-year, 24-hour rainfall.

New parking facilities- maximum temporary detention depth of nine (9) inches resulting from a 5-year, 24-hour rainfall.

New development on existing platted lots (except single-family, duplex, and triplex dwellings) - on-site stormwater management for a 25-year, 24-hour rainfall.

2. *Analysis:*

The Southwest Florida Water Management District and the Community Development Department review stormwater management plans on a project specific basis.

17. Capital Improvements Program

- a. Are any updates to the CIP required as a result of this petition? No

18. Intergovernmental Coordination

- a. Does this amendment require comments from or coordination with adjacent governments or other governmental agencies? Yes, on July 6, 2015, the application was emailed to the City of Punta Gorda Planning Department for review and comments. Comments from the City were received on July 17, 2015.

19. Has a public hearing been held on this property within the last year? No

20. 2050 Comprehensive Plan; Goals, Objectives, and Policies that may be relevant to the proposed amendment:

Future Land use Element

FLU Objective 5.3: Economic Centers and CRAs

To create distinctive places of unique character and identity, maximize their economic benefit, and create more walkable and transit supportive places.

FLU Policy 5.3.1: Economic Centers

Economic Centers are focused locations of regional commercial and employment uses. Although these Centers have yet to fully develop and currently lack the intensity and mix of use that would maximize their economic benefit and create more walkable and transit supportive places, these areas will be encouraged to change and redevelop over time into economically vibrant, walkable, mixed use centers with unique and identifiable character.

FLU Appendix I: Land Use Guide

LOW DENSITY RESIDENTIAL (LDR)

Special Provisions for Recreational Vehicle use

1. Recreational vehicles shall be located on properties with a minimum of 15 acres.

The entire site does not have to be dedicated to recreational use; the property may contain a mixture of mobile homes and recreational vehicles.

2. A minimum of ten percent of the site must be set aside for recreational amenities, which may include but not be limited to passive recreational trails, central community clubhouse facilities, pools, and tennis courts.

3. Recreational vehicles shall not be located directly adjacent to single-family lots unless an adequate buffer consisting of wall or berm and vegetative plantings with a minimum width of ten feet is provided in order to protect adjacent single-family uses from adverse impacts.

4. Recreational vehicles shall not be granted access to or egress from a development site through local, residential roadways unless a traffic study is submitted and the County determines that the use of the road(s) by the proposed development does not create a traffic safety hazard; any necessary developer-funded improvements to the existing rights-of-way will not receive any impact fee credits.

21. Standards for Rezoning Approval:

For the rezoning of land, the final action of the Board shall be made after giving due consideration to:

- a. Would the proposed change be contrary to the Comprehensive Plan?

Finding: The proposed rezoning to Recreational Vehicle Park (RVP) for 39.61± acres and Environmentally Sensitive (ES) for 3.94± acres would not be contrary to the County's Comprehensive Plan if the Board of County Commissioners finds the requested large scale plan amendment to Low Density Residential for 39.61± acres and Preservation for 0.65± acres appropriate.

b. The existing land use pattern in adjacent areas:

Finding: The property is located southeast concern of I-75 and N. Jones Loop Road, just east of the rest area, in the Punta Gorda area. To the north, across North Jones Loop Road, all the properties are designated as Enterprise Charlotte Airport Park with an Enterprise Charlotte Airport Park (ECAP) zoning district, and most of the properties are undeveloped. Alligator Creek is located immediately to the south of the subject property. A portion of the creek is already designated as Preservation. Further to the south, the property is designated as Low Density Residential with a PD zoning (Petition Number is Z-06-10-59-TDU), which allows for a residential development containing up to 603 density units. To the west is the site of now-closed I-75 rest area. Across I-75, further to the west, there are vacant lands designated for commercial development. To the east, the property is designated as Agriculture with an RE zoning district and is located inside the Urban Service Area. Further to the east, there are some mobile homes and vacant lands designated for residential development; this area is designated as Low Density Residential with a Manufactured Home Conventional (MHC) zoning and a Manufactured Home Park (MHP) zoning.

c. The population density pattern and possible increased load on public facilities, such as schools, utilities, and roads:

Finding: The proposed RVP rezoning involves no permanent residential density and so student populations are not expected to increase as a result of this rezoning. The use of potable water and sanitary sewer could be less compared to the existing CG and PD zoning districts, which allows for commercial development. The subject site is located within the City of Punta Gorda Utilities service area, and where the City of Punta Gorda Utilities currently does not provide services to the subject site. However, the City of Punta Gorda Utilities retains enough capacity to serve the proposed recreational vehicle (RV) park use. Furthermore, the proposed RV park will generate less traffic than the permitted commercial uses; the County Transportation Planner reviewed this application and concluded that the proposed rezoning will not cause the Level-of-Service (LOS) of the County roadways to fall below an adopted LOS.

d. Would changed conditions make the passage of the proposed amendments appropriate?

Finding: If the Board of County Commissioners approves a large scale plan amendment to amend the subject property's Future Land Use Map designations to Low Density Residential and Preservation, the rezoning will be appropriate.

- e. Would the proposed change adversely influence living conditions or property values in adjacent areas?

Finding: No. The proposed recreational vehicle park use would create a decrease in the amount of noise, possible fumes, traffic volume, and light on the subject site as compared to the permitted commercial uses on the property. Residential development is not permitted to the north and west of the site. The proposed change should not have any adverse influence on living conditions or property values in adjacent areas.

- f. Would the proposed change affect public safety?

Finding: Public safety should not be affected by this proposed change.

- g. Would the proposed change reduce light and air to adjacent areas?

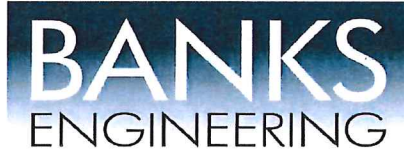
Finding: No. The subject site contains two single-family homes and the rest of the site is currently vacant. Any development of the site to a RV park must comply with the setbacks, height limitations, landscaping and buffering requirements set forth in the County's Land Development Regulations. For example, a 25 foot setback around the proposed RV park is required under the RVP zoning district. The proposed changes would not reduce light or air to adjacent areas.

- h. Are there substantial reasons why the property cannot be used in accordance with the existing zoning?

Finding: No. There are no substantial reasons why the property cannot be used in accordance with the existing CG, RE-1 and PD zoning. However, according to the application, the proposed project will provide a lodging alternative not currently available in the area while extending protections for Alligator Creek.

Legal Description

- Amending the Zoning Atlas from Commercial General (CG) and Planned Development (PD) to Recreational Vehicle Park (RVP) for 36.94± acres



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF A COMMERCIAL TO LOW DENSITY RESIDENTIAL PARCEL OF LAND
LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

A PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.86°03'33"W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, FOR 380.58 FEET; THENCE S.00°45'59"E., PARALLEL WITH AND 380.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST 1/4, (AS MEASURED ON A PERPENDICULAR), FOR 56.28 FEET TO A 5/8" IRON ROD AND CAP #4161 ON THE SOUTHERLY RIGHT OF WAY LINE OF JONES LOOP ROAD (NORTH) AND THE POINT OF BEGINNING;

THENCE S.86°03'08"W. ALONG SAID RIGHT OF WAY LINE FOR 869.17 FEET; THENCE S.82°36'02"W. ALONG SAID RIGHT OF WAY LINE FOR 415.27 FEET; THENCE S.86°03'08"W. ALONG SAID RIGHT OF WAY LINE FOR 665.16 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.00°17'18"E. ALONG SAID WEST LINE FOR 655.49 FEET; THENCE N.86°03'59"E. FOR 666.72 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.00°25'31"E. ALONG SAID EAST LINE FOR 129.36 FEET; TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 21°26'25", A CHORD BEARING OF N.81°07'46"E. AND A CHORD DISTANCE OF 55.80 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 56.13 FEET TO THE BEGINNING OF REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 63°54'47", A CHORD BEARING OF S.77°38'03"E. AND A CHORD DISTANCE OF 211.71 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 223.10 FEET; THENCE S.45°40'40"E. FOR 95.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 86°34'51", A CHORD BEARING OF S.88°58'05"E. AND A CHORD DISTANCE OF 34.28 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 37.78 FEET; THENCE N.47°44'29"E. FOR 99.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 70°31'52", A CHORD BEARING OF N.83°00'25"E. AND A CHORD DISTANCE OF 230.95 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 246.20 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 24°30'09", A CHORD BEARING OF S.73°58'43"E. AND A CHORD DISTANCE OF 318.30 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 320.74 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 44°45'31", A CHORD BEARING OF S.63°51'02"E. AND A CHORD DISTANCE OF 209.40 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 214.83 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 63°46'57", A CHORD BEARING OF S.73°21'46"E. AND A CHORD DISTANCE OF 132.08 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 139.15 FEET TO A POINT 380.00 FEET WESTERLY OF

SHEET 1 OF 3

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THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, (AS MEASURED ON A PERPENDICULAR); THENCE N.00°45'59"W., PARALLEL WITH AND 380.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST 1/4, (AS MEASURED ON A PERPENDICULAR), FOR 1125.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 36.94 ACRES, MORE OR LESS.

BANKS ENGINEERING,
FLORIDA LICENSED BUSINESS NO. LB6690

MAY 12, 2015

A handwritten signature in blue ink, appearing to read "Michael P. Cook", written over a horizontal line.

MICHAEL P. COOK, P.S.M.
FLORIDA CERTIFICATION No. 6662

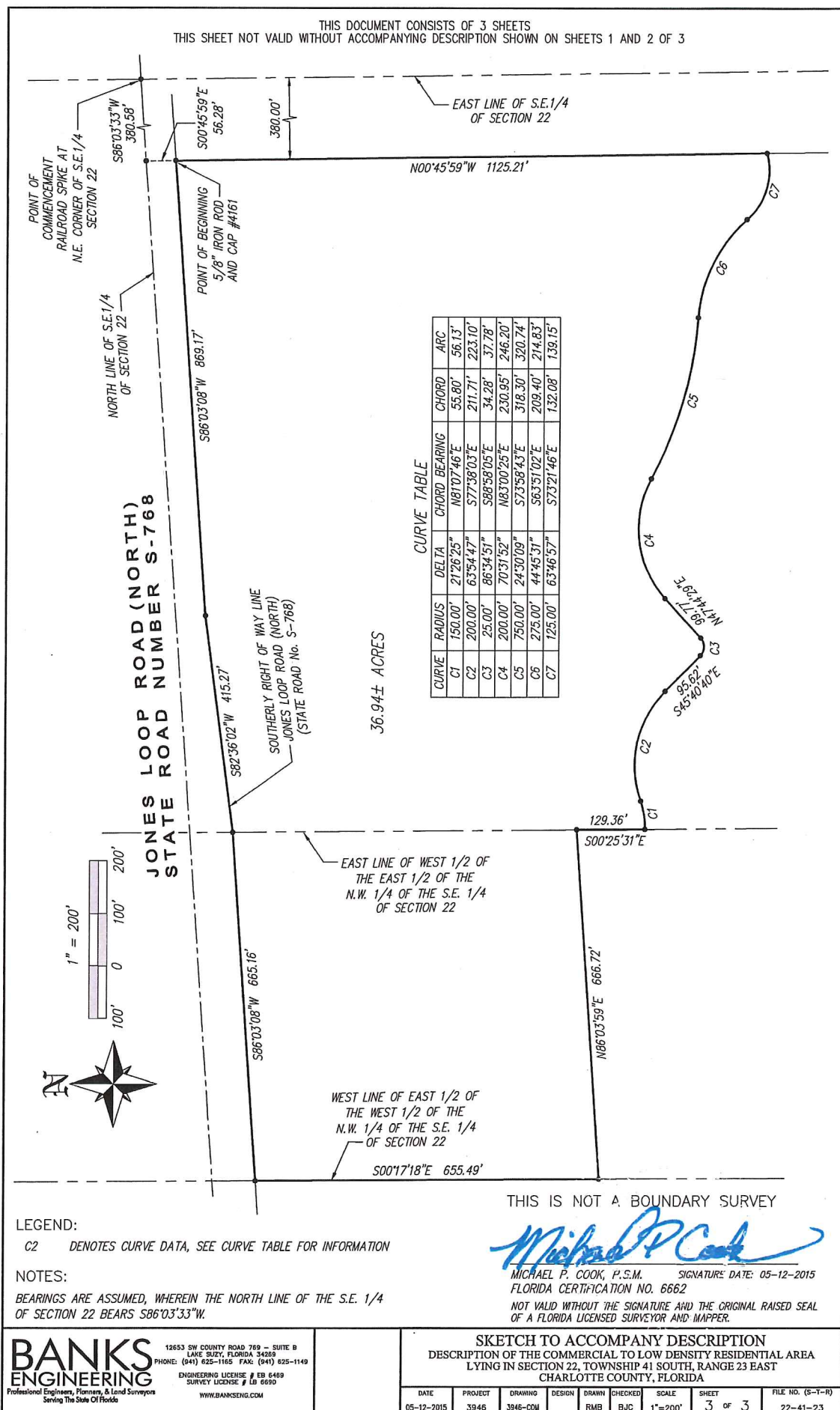
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05-12-2015	3946	3946-COM		RMB	BJC	1"=200'	3 OF 3	22-41-23

Legal Description

- Amending the Zoning Atlas from Residential Estate (RE-1) to Recreational Vehicle Park (RVP) for 2.67± acres



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF AGRICULTURAL TO LOW DENSITY RESIDENTIAL PARCEL OF LAND
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THENCE N.86°03'59"E. FOR 666.72 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.00°25'31"E. ALONG SAID EAST LINE FOR 172.20 FEET; THENCE N.82°28'52"W. FOR 77.74 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 15°17'26", A CHORD BEARING OF N.74°50'09"W. AND A CHORD DISTANCE OF 46.56 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 46.70 FEET; THENCE N.67°11'26"W. FOR 66.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 50°42'16", A CHORD BEARING OF S.87°27'26"W. AND A CHORD DISTANCE OF 64.23 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 66.37 FEET; THENCE S.62°06'18"W. FOR 155.28 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 21°36'03", A CHORD BEARING OF S.72°54'20"W. AND A CHORD DISTANCE OF 65.59 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 65.98 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 145.00 FEET, A DELTA ANGLE OF 81°24'00", A CHORD BEARING OF S.43°00'21"W. AND A CHORD DISTANCE OF 189.11 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 206.00 FEET; THENCE S.02°18'21"W. FOR 1.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11.00 FEET, A DELTA ANGLE OF 177°00'06", A CHORD BEARING OF N.89°11'36"W. AND A CHORD DISTANCE OF 21.99 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 33.98 FEET; THENCE N.00°41'33"W. FOR 4.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A DELTA ANGLE OF 68°16'05", A CHORD BEARING OF N.34°49'36"W. AND A CHORD DISTANCE OF 117.84 FEET; THENCE ALONG THE ARC OF SAID CURVE

SHEET 1 OF 3

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FOR 125.11 FEET TO A POINT ON THE WEST LINE OF THE EAST ½ OF THE WEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 22; THENCE N.00°17'18"W. ALONG SAID WEST LINE FOR 212.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.67 ACRES, MORE OR LESS.

BEARINGS ARE ASSUMED, WHEREIN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22 BEARS S.86°03'33"W.

BANKS ENGINEERING,
FLORIDA LICENSED BUSINESS NO. LB6690

MAY 12, 2015

A handwritten signature in blue ink, appearing to read "Michael P. Cook", is written over a horizontal line.

MICHAEL P. COOK, P.S.M.
FLORIDA CERTIFICATION No. 6662

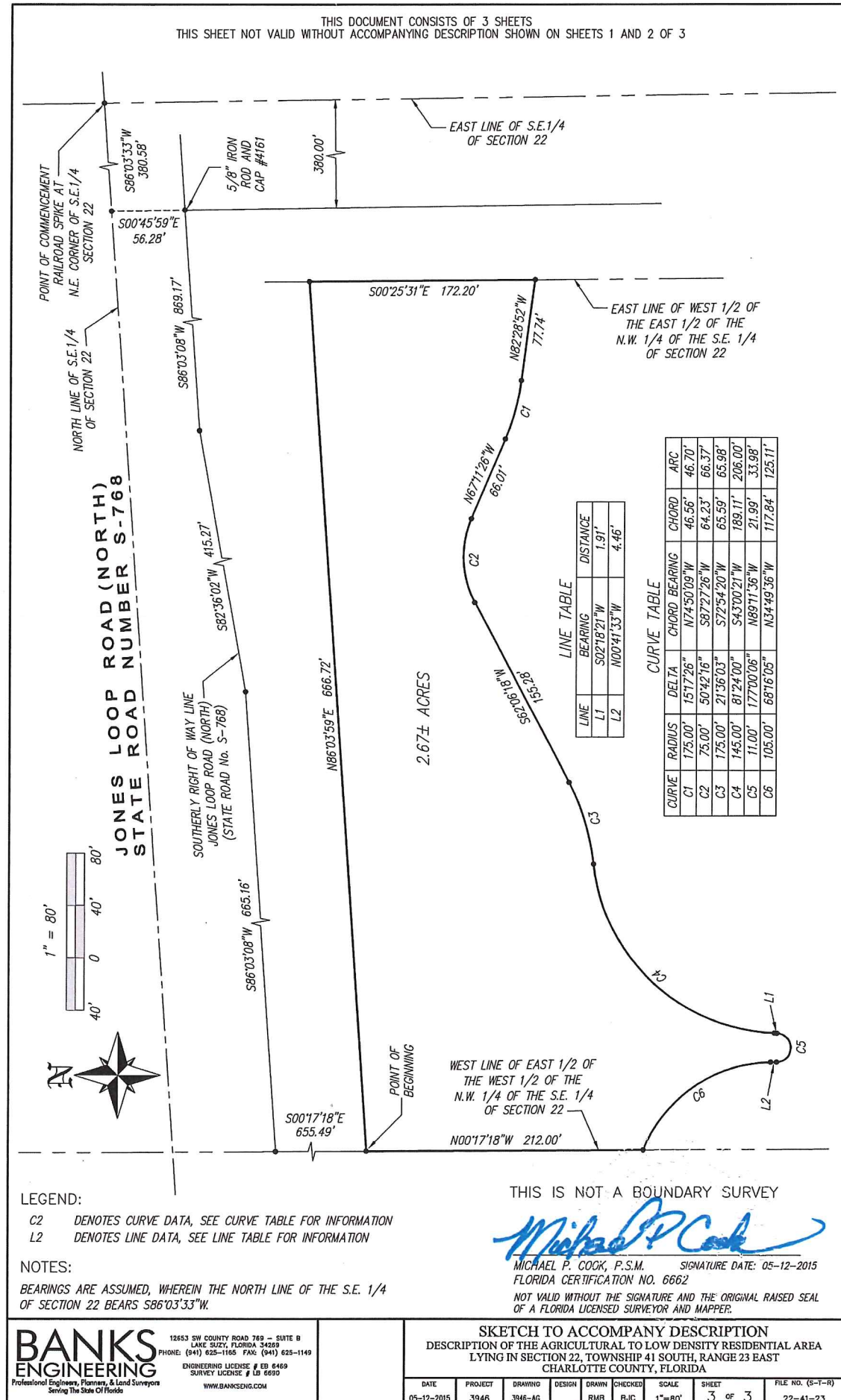
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Legal Description

- Amending the Zoning Atlas from Residential Estate (RE-1) to Environmentally Sensitive (ES) for $0.65\pm$ acres



Professional Engineers, Planners & Land Surveyors

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BEARING OF N.74°50'09"W. AND A CHORD DISTANCE OF 46.56 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 46.70 FEET; THENCE N.67°11'26"W. FOR 66.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET, A DELTA ANGLE OF 50°42'16", A CHORD BEARING OF S.87°27'26"W. AND A CHORD DISTANCE OF 64.23 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 66.37 FEET; THENCE S.62°06'18"W. FOR 155.28 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 21°36'03", A CHORD BEARING OF S.72°54'20"W. AND A CHORD DISTANCE OF 65.59 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 65.98 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 145.00 FEET, A DELTA ANGLE OF 81°24'00", A CHORD BEARING OF S.43°00'21"W. AND A CHORD DISTANCE OF 189.11 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 206.00 FEET; THENCE S.02°18'21"W. FOR 1.91 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 11.00 FEET, A DELTA ANGLE OF 177°00'06", A CHORD BEARING OF N.89°11'36"W. AND A CHORD DISTANCE OF 21.99 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 33.98 FEET; THENCE N.00°41'33"W. FOR 4.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A DELTA ANGLE OF 68°16'05", A CHORD BEARING OF N.34°49'36"W. AND A CHORD DISTANCE OF 117.84 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 125.11 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.65 ACRES, MORE OR LESS.

BEARINGS ARE ASSUMED, WHEREIN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22 BEARS S.86°03'33"W.

BANKS ENGINEERING,
FLORIDA LICENSED BUSINESS NO. LB6690

MAY 12, 2015

A blue ink signature of Michael P. Cook, written in a cursive style.

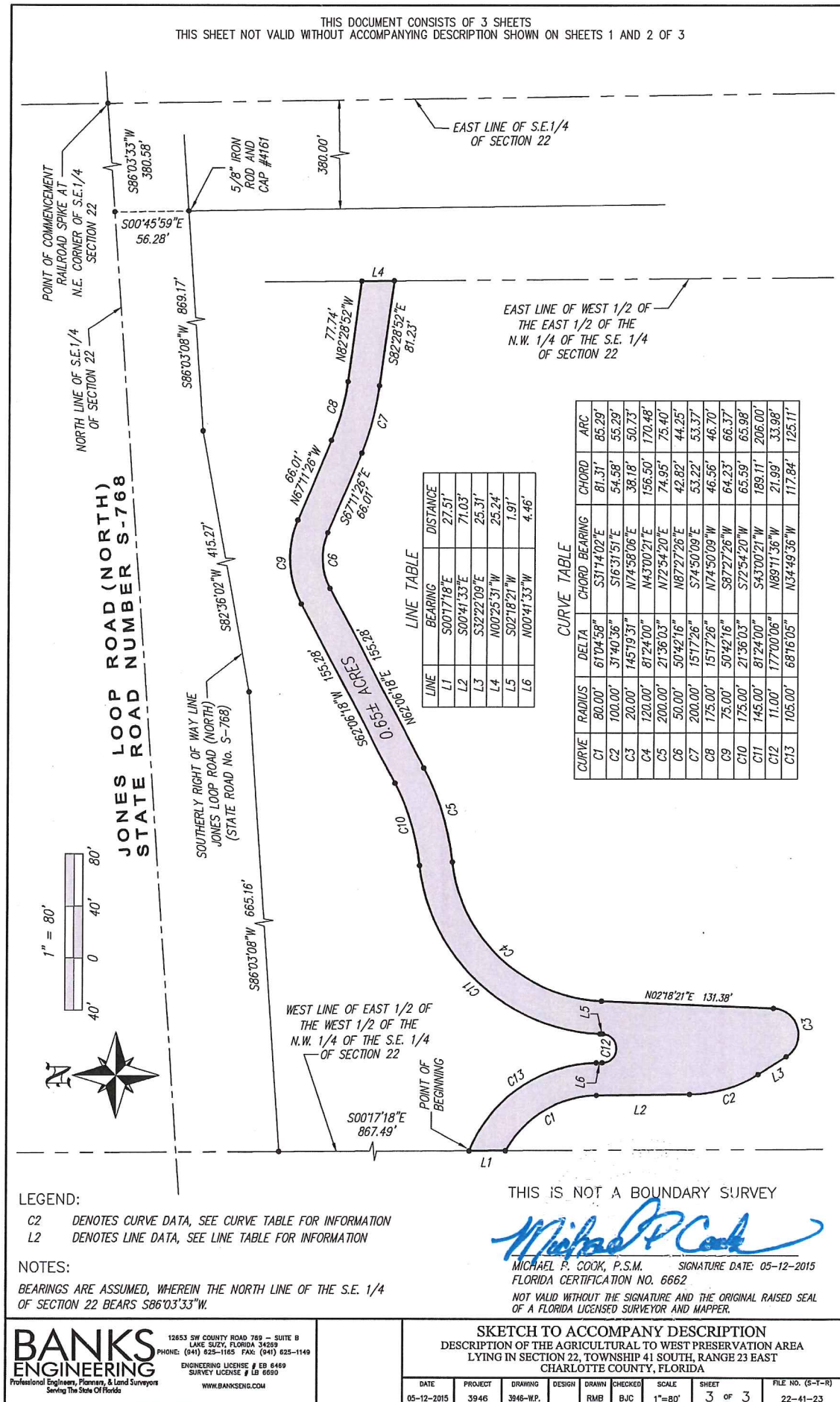
MICHAEL P. COOK, P.S.M.
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NOT VALID WITHOUT THE SIGNATURE AND
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SKETCH SHOWN ON SHEET 3 OF 3

SHEET 2 OF 3

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LEGEND:

- C2 DENOTES CURVE DATA, SEE CURVE TABLE FOR INFORMATION
L2 DENOTES LINE DATA, SEE LINE TABLE FOR INFORMATION

NOTES:

BEARINGS ARE ASSUMED, WHEREIN THE NORTH LINE OF THE S.E. 1/4 OF SECTION 22 BEARS S86°03'33\"W.

THIS IS NOT A BOUNDARY SURVEY

Michael P. Cook
MICHAEL P. COOK, P.S.M. SIGNATURE DATE: 05-12-2015
FLORIDA CERTIFICATION NO. 6662

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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SURVEY LICENSE # LB 6690
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SKETCH TO ACCOMPANY DESCRIPTION
DESCRIPTION OF THE AGRICULTURAL TO WEST PRESERVATION AREA
LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST
CHARLOTTE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	FILE NO. (S-T-R)
05-12-2015	3946	3946-WP.		RMB	BJC	1"=80'	3 OF 3	22-41-23

Legal Description

- Amending the Zoning Atlas from Planned Development (PD) to Environmentally Sensitive (ES) for 3.29± acres



Professional Engineers, Planners & Land Surveyors

DESCRIPTION OF THE EAST PRESERVATION AREA
LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST,
CHARLOTTE COUNTY, FLORIDA

A 100.00 FOOT WIDE PRESERVATION AREA SITUATED IN THE STATE OF FLORIDA, COUNTY OF CHARLOTTE, LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 23 EAST, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S.86°03'33"W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, FOR 380.58 FEET; THENCE S.00°45'59"E., PARALLEL WITH AND 380.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST 1/4, (AS MEASURED ON A PERPENDICULAR), FOR 56.28 FEET TO A 5/8" IRON ROD AND CAP #4161 ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JONES LOOP ROAD (NORTH); THENCE CONTINUE S.00°45'59"E., PARALLEL WITH AND 380.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST 1/4, (AS MEASURED ON A PERPENDICULAR), FOR 1227.00 FEET TO THE APPROXIMATE CENTERLINE OF ALLIGATOR CREEK FOR A POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING, RUN ALONG SAID CENTERLINE FOR 224.95 FEET ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET, A DELTA ANGLE OF 57°17'03", A CHORD BEARING OF N.70°06'48"W. AND A CHORD DISTANCE OF 215.70 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 44°45'31", A CHORD BEARING OF N.63°51'02"W. AND A CHORD DISTANCE OF 133.26 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE FOR 136.71 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 850.00 FEET, A DELTA ANGLE OF 24°30'09", A CHORD BEARING OF N.73°58'43"W. AND A CHORD DISTANCE OF 360.74 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE FOR 363.50 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 70°31'52", A CHORD BEARING OF S.83°00'25"W. AND A CHORD DISTANCE OF 115.47 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE FOR 123.10 FEET; THENCE S.47°44'29"W. ALONG SAID CENTERLINE FOR 99.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 86°34'51", A CHORD BEARING OF N.88°58'05"W. AND A CHORD DISTANCE OF 171.42 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE FOR 188.89 FEET; THENCE N.45°40'40"W. ALONG SAID CENTERLINE FOR 95.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 63°54'47", A CHORD BEARING OF N.77°38'03"W. AND A CHORD DISTANCE OF 105.86 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE FOR 111.55 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, A DELTA ANGLE OF 20°31'48", A CHORD BEARING OF S.80°40'28"W. AND A CHORD DISTANCE OF 89.10 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID CENTERLINE FOR 89.58 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE N.00°25'31"W ALONG SAID EAST LINE FOR 100.05 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 150.00 FEET, A DELTA ANGLE OF 21°26'25", A CHORD BEARING OF N.81°07'46"E. AND A CHORD DISTANCE OF 55.80 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 56.13 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 63°54'47", A CHORD BEARING OF S.77°38'03"E. AND A CHORD DISTANCE OF 211.71 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 223.10 FEET; THENCE S.45°40'40"E. FOR 95.62 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 86°34'51", A CHORD BEARING OF S.88°58'05"E. AND A CHORD DISTANCE OF 34.28 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 37.78 FEET; THENCE N.47°44'29"E. FOR 99.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A DELTA ANGLE OF 70°31'52", A CHORD BEARING OF N.83°00'25"E. AND A CHORD DISTANCE OF 230.95 FEET; THENCE ALONG THE ARC OF SAID 246.20 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 750.00 FEET, A DELTA ANGLE OF 24°30'09", A CHORD BEARING OF

SHEET 1 OF 3

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S.73°58'43"E. AND A CHORD DISTANCE OF 318.30 FEET; THENCE ALONG THE ARC OF SAID 320.74 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, A DELTA ANGLE OF 44°45'31", A CHORD BEARING OF S.63°51'02"E. AND A CHORD DISTANCE OF 209.40 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 214.83 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 125.00 FEET, A DELTA ANGLE OF 63°46'57", A CHORD BEARING OF S.73°21'46"E. AND A CHORD DISTANCE OF 132.08 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR 139.15 FEET TO A POINT 380.00 FEET WESTERLY OF THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22, (AS MEASURED ON A PERPENDICULAR); THENCE S.00°45'59"E., PARALLEL WITH AND 380.00 FEET WESTERLY OF THE EAST LINE OF SAID SOUTHEAST 1/4, (AS MEASURED ON A PERPENDICULAR), FOR 101.79 FEET TO THE POINT OF BEGINNING

CONTAINING 3.29 ACRES, MORE OR LESS.

BEARINGS ARE ASSUMED, WHEREIN THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22 BEARS S.86°03'33"W.

BANKS ENGINEERING,
FLORIDA LICENSED BUSINESS NO. LB6690

MAY 12, 2015

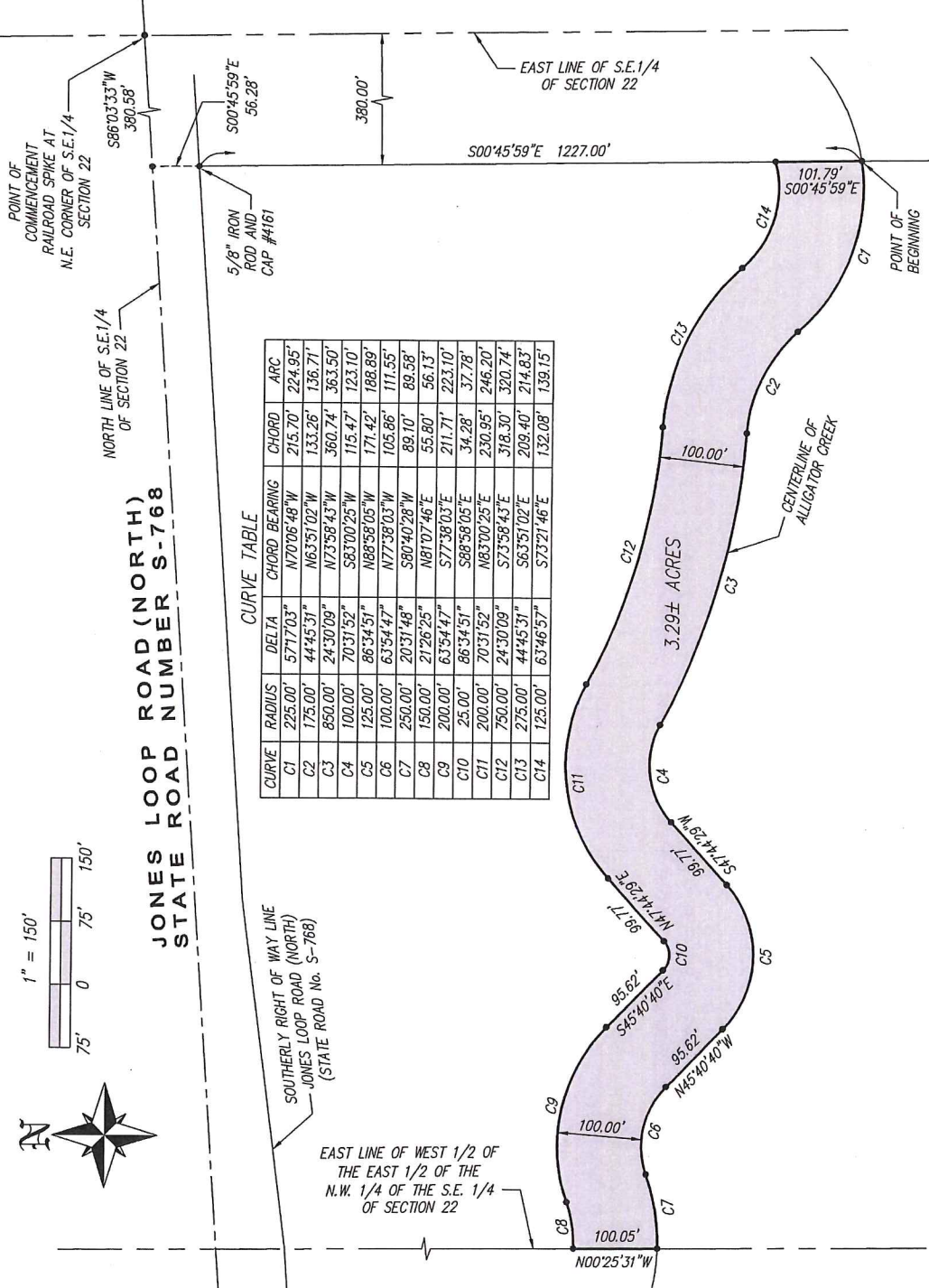
A handwritten signature in blue ink, appearing to read "Michael P. Cook", written over a horizontal line.

MICHAEL P. COOK, P.S.M.
FLORIDA CERTIFICATION No. 6662

NOT VALID WITHOUT THE SIGNATURE AND
ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

THIS DOCUMENT CONSISTS OF 3 SHEETS
THIS DESCRIPTION IS NOT VALID WITHOUT THE ACCOMPANYING
SKETCH SHOWN ON SHEET 3 OF 3

SHEET 2 OF 3
SERVING THE STATE OF FLORIDA



CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	ARC
C1	225.00'	57°17'03"	N70°06'48"W	215.70'	224.95'
C2	175.00'	44°45'31"	N63°51'02"W	133.26'	136.71'
C3	850.00'	24°30'09"	N73°58'43"W	360.74'	363.50'
C4	100.00'	70°31'52"	S83°00'25"W	115.47'	123.10'
C5	125.00'	86°34'51"	N88°58'05"W	171.42'	188.89'
C6	100.00'	63°54'47"	N77°38'03"W	103.86'	111.55'
C7	250.00'	20°31'48"	S80°40'28"W	89.10'	89.58'
C8	150.00'	21°26'25"	N81°07'46"E	55.80'	56.13'
C9	200.00'	63°54'47"	S77°38'03"E	211.71'	223.10'
C10	25.00'	86°34'51"	S88°58'05"E	34.28'	37.78'
C11	200.00'	70°31'52"	N83°00'25"E	230.95'	246.20'
C12	750.00'	24°30'09"	S73°58'43"E	318.30'	320.74'
C13	275.00'	44°45'31"	S63°51'02"E	209.40'	214.83'
C14	125.00'	63°46'57"	S73°21'46"E	132.08'	139.15'

LEGEND:
C2 DENOTES CURVE DATA, SEE CURVE TABLE FOR INFORMATION

NOTES:
BEARINGS ARE ASSUMED, WHEREIN THE NORTH LINE OF THE S.E. 1/4 OF SECTION 22 BEARS S86°03'33"W.

THIS IS NOT A BOUNDARY SURVEY

Michael P. Cook
MICHAEL P. COOK, P.S.M. SIGNATURE DATE: 05-12-2015
FLORIDA CERTIFICATION NO. 6662
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Shao, Jie

From: Geri Waksler <Geri@mccrorylaw.com>
Sent: Thursday, July 23, 2015 10:22 AM
To: Gary Quill; Shao, Jie
Cc: James Parish
Subject: RE: Your Comments

Thanks Gary. You've requested an avigation easement on several project I've worked on in the area, so I'm familiar with them. I'll run it past my client and get back to you. I don't think there'll be a problem.

Geri L. Waksler
Of Counsel

McCrary Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
(941) 205-1122 (o) (941) 205-1133 (f)
www.mccrorylaw.com
geri@mccrorylaw.com



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From: Gary Quill [<mailto:gquill@flypgd.com>]
Sent: Thursday, July 23, 2015 9:06 AM
To: Shao, Jie; Geri Waksler
Cc: James Parish
Subject: FW: Your Comments

Jie and Geri , attached is a blank avigation easement. I would be happy to meet and go over it.

From: Gary Quill
Sent: Wednesday, July 22, 2015 2:37 PM
To: 'Shao, Jie' <Jie.Shao@charlottecountyfl.gov>
Cc: 'james parish (jparish@flypgd.com)' <jparish@flypgd.com>
Subject: RE: Your Comments

Jie, the Charlotte County Airport Authority would request execution of an Avigation Easement as a condition of approval of these changes. Please keep us advised as to the hearing dates.

From: Shao, Jie [<mailto:Jie.Shao@charlottecountyfl.gov>]
Sent: Friday, July 17, 2015 1:50 PM
To: Gary Quill
Subject: Your Comments
Importance: High

Good afternoon Gary,

Charlotte County Community Development Department received a Future Land Use Map amendment and a rezoning application. The property is located within your review area. The proposed changes are as follows:

PA-15-05-06-LS

Legislative

Commission District II

Pursuant to Section 163.3184(3), Florida Statutes, transmit a Large Scale Plan Amendment to the Department of Economic Opportunity (DEO) for review and comments; the amendment request is to change Charlotte County FLUM Series Map #1: 2030 Future Land Use, from Commercial (COM) (36.71± acres) and Agriculture (AG) (2.67± acres) to Low Density Residential (LDR) (39.61± acres) with an annotation to the 2030 Future Land Use Map stating that 1) the base density of the site is two units; and 2) the use of the site for a recreational vehicle park will be limited to 198 units and will not require a transfer of density, and from Agriculture (AG) (0.65± acres) to Preservation (PR) (0.65± acres); for property located at 26925 and 27005 Jones Loop Road, in the Punta Gorda area, containing 40.26± acres; Commission District II; Petition No. PA-15-05-06-LS; Applicant: TAG Creekside, LLC; providing an effective date.

Z-15-05-07

Quasi-Judicial

Commission District II

An Ordinance pursuant to Section 125.66, Florida Statutes, amending the Charlotte County Zoning Atlas from Commercial General (CG) (10± acres), Planned Development (PD) (26.94± acres), and Residential Estate (RE-1) (2.67± acres) to Recreational Vehicle Park (RVP) (39.61± acres), and from RE-1 (0.65± acres) and PD (3.29± acres) to Environmentally Sensitive (ES) (3.94± acres), for property located at 26925 and 27005 Jones Loop Road, in the Punta Gorda area, containing 43.55± acres; Commission District II; Petition No. Z-15-05-07; applicant: TAG Creekside, LLC; providing an effective date.

I will send you two separate emails to include the applications.

I am looking forward to your comments. If you have any questions, please feel free to let us know.

Thank you and have a nice weekend!

Jie

Jie Shao
Planner, Principal
Charlotte County Community Development Department
18400 Murdock Circle
Port Charlotte, FL 33948-1094
(941) 743-1272

Please visit our [Smart Charlotte 2050 website](#) to view the adopted Comprehensive Plan
Please click on www.CharlotteCountyFL.com to visit the Charlotte County Homepage

"To Exceed Expectations in the Delivery of Public Services"



Charlotte County Government

"To exceed expectations in the delivery of public services."

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MEMORANDUM

Date: July 9, 2015
To: Jie Shao, Planner, Principal
From: Jamie Scudera, Environmental Specialist
Subject: Z-15-05-07 & PA-15-05-06-LS
TAG Creekside, LLC / Jones Loop RV Park
Acct. #'s 412322400001 & 412322400002

The Current Planning and Zoning Environmental Review Section reviewed the above referenced petition for **environmental, landscaping and tree compliance** and offer the following comments:

The applicant is proposing to amend 36.94± acres currently zoned Commercial to Low Density Residential, 2.68 acres currently zoned Agriculture to Low Density Residential and 0.65 acres currently zoned Agriculture to Preservation in order to develop the site as a recreational vehicle park.

A protected species assessment and FLUCCS map has been provided by Ian Vincent & Associates dated May 2015. The assessment results indicate that the site is located within the consultation area of several listed species including but not limited to the Crested Caracara, Red-Cockaded Woodpecker and the Florida Bonneted Bat. A total of 40 Gopher Tortoise burrows were flagged on site although a subsequent staff site inspection revealed a higher number of tortoise burrows throughout the site. A total of 2.62± acres of streams/wetlands were flagged on site.

In order for staff to fully review this petition please provide a copy of the plan amendment changes overlaid onto the FLUCCS map provided by Ian Vincent & Associates. This will allow staff to properly verify which portions of the streams/wetlands located on site are being amended to low density residential and preservation. Environmental staff has verified that a portion of the 2.62± acres of streams/wetlands includes streams which have a direct connection to Alligator Creek. Environmental staff does not support impacting ecologically valuable tidal wetlands

GROWTH MANAGEMENT DEPARTMENT

Zoning Division

18400 Murdock Circle | Port Charlotte, FL 33948

Phone: 941.743.1290 | Fax: 941.743.1598

therefore any impacts proposed must comply with all applicable county codes, ordinances and comprehensive plans.

If this petition is approved, the following conditions will be reviewed for compliance upon Site Plan Review Committee (DRC) and the issuance of any county permits or land improvement activities.

1. The applicant must submit a current (less than one year old) listed species assessment that follows all survey protocol set by the U.S Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FWCC). All required FWS and FWCC permits and mitigation must be provided to staff prior to and the issuance of county permits and land clearing activities.
2. The project must comply with the Charlotte County Smart Charlotte 2050 Comprehensive Plan with particular attention paid to the *NATURAL RESOURCES (ENV)* section.
3. The project must comply with **Chapter 3-5, Article XV, Upland Buffer Zone** requirements of the County Code. The final site plan must clearly document a minimum 15', average 25' naturally vegetated upland buffer along the perimeter of all wetlands and natural surface waters. An additional buffer may be required by other regulatory agencies.
4. The project must comply with **Chapter 3-5, Article IV, Clearing, Filling and Soil Conservation** requirements of the County Code. Best Use Management Plans must be documented on final site plans and utilized during all land clearing and development activities.
5. The project must comply with **Chapter 3-5, Article XVI, Open Space/Habitat Reservation Trust** requirements of the County Code. Final site and landscape plans must label the preservation areas as preserved, in perpetuity with calculations shown to meet the development order requirements OR in the absence of preservation of habitat for use by listed species the applicant will need to contribute an equal amount of \$300 per acre, or fraction thereof, to the Open Space/Habitat Reservation Fund prior to the issuance any county permit or land improvement activities.
6. All Charlotte County Codes & Ordinances (including the Smart Charlotte 2050 Comprehensive Plan), State and Federal regulations & requirements will be applied and reviewed for once a development plan has been submitted.

The applicant is advised that the Charlotte County site review is cursory, additional wildlife or environmental reviews may be required by state and federal agencies.

Please contact me if you have any questions or need additional information (941) 743-1290.

JS

P:\ANIMAL\Planamen_Rezonings\2015\Z-15-05-07 & PA-15-05-06-LS(TAGCreeksideLLC).doc

COMMUNITY DEVELOPMENT DEPARTMENT

Planning and Zoning Division
18400 Murdock Circle | Port Charlotte, FL 33948
Phone: 941.743.1290 | Fax: 941.743.1598

Planned Development Rezoning
Petition/ Account Number: PA-15-05-06-LS/ Z-15-05-07

TO: Honorable Board of County Commissioners
The Planning and Zoning Board

FROM: Venkat Vattikuti

DATE: July 10, 2015

REQUESTED ACTION:

APPLICANT: TAG Creekside, LLC

OWNER: TAG Creekside, LLC 150 Sarah Street, Punta Gorda, FL 33950

GENERAL LOCATION: Property Account No: 412322400001 & 412322400002

ANALYSIS:

From the transportation perspective, with the proposed Future Land Use Map designation change from Commercial to Low-density residential for major portion (90%) of the subject property. The remaining 10% of the subject property is changing from Agriculture to Low density Residential and Agriculture to Preservation.

County staff agrees with the traffic analysis submitted as a part of the application as it identified the traffic related impacts associated with the proposed Future Land Use Map change from Commercial and Agriculture to Low Density Residential and Preservation. Staff agrees with the analysis shows that there would not be any significant increase in the number of new trips on the surrounding roadway segments (Jones Loop Road and Piper Road) which are located within the area of significance of the subject property. These identified roadway segments are currently operating at acceptable levels of service would continue to operate at acceptable levels of service in the analysis years 2020 and 2030 and offer no comments and recommend for approval.



CHARLOTTE COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

APPLICATION for REZONING

Date Received: 5/18/2015	Time Received: 4:40 PM.
Date of Log-in:	Petition #: 2-15-05-07
	Accela #:
Receipt #:	Amount Paid: \$2,490.00

1. PARTIES TO THE APPLICATION

Name of Applicant: TAG Creekside, LLC

Mailing Address: 150 Sarah Street

City: Punta Gorda

State: FL

Zip Code: 33950

Phone Number:

Fax Number:

Email Address:

Name of Agent: Geri L. Waksler, McCrory Law Firm, P.L.

Mailing Address: 309 Tamiami Trail

City: Punta Gorda

State: FL

Zip Code: 33950

Phone Number: (941) 205-1122

Fax Number: (941) 205-1133

Email Address: geri@mccrorylaw.com

Name of Engineer/Surveyor: Robert O. South, South Survey

Mailing Address: 5500 Sabal Palm Lane

City: Punta Gorda

State: FL

Zip Code: 33982

Phone Number: (941) 639-4123

Fax Number:

Email Address: puntagordaboy@hotmail.com

Name of Property Owner (if more than one property owner, attach a separate sheet with a list of all owners):
TAG Creekside, LLC

Mailing Address: 150 Sarah Street

City: Punta Gorda

State: FL

Zip Code: 33950

Phone Number:

Fax Number:

Email Address:

2. PROPERTY INFORMATION

If more than one account number exists, attach a separate sheet listing all information required by this section

Property Account #: 412322400001 and 412322400002		
Section: 22	Township: 41	Range: 23
Parcel/Lot #: P6, P6-1 and P7	Block #: 0000	Subdivision: ZZZ
Total acreage or square feet of the property: 43.55 +/- acres		

3. SURVEY:

- For unplatted property, provide one original boundary survey that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.
- For platted land, provide one original surveyor's sketch that is **signed and sealed** by a registered land surveyor and an accurate legal description (including acreage) of the property.

4. PROOF OF LAND OWNERSHIP: Provide the most current *Title Insurance Policy* or an *Ownership and Encumbrance Report* on the subject property.

5. NOTARIZED AUTHORIZATION:

- If the applicant is not the owner of the property, a written, notarized authorization from each owner must be provided with this application – use Form A, attached. Property owner authorization is required. If the property owner withdraws permission at any point during the review and approval process, the application is considered null and void.
- If an agent is submitting the application for the applicant – authorization from the applicant is required – use Form B, attached.

6. RESTRICTIONS: Provide a copy of any covenants, easements or restrictions that have been recorded for the subject site.

7. EXISTING LAND USE DESIGNATIONS (After approval of FLUM amendment)

Future Land Use Map (FLUM) designation(s)	Acreage
Low Density Residential Commercial	39.61 acres
Preservation	3.94 acres
Zoning District(s)	Acreage
PD	30.23 acres
Commercial	10.00 acres
RE-1	3.32 acres

8. APPLICANT'S PROPOSED CHANGE(S):

Amending Zoning designation(s) to:	Recreational Vehicle Park - 39.61 acres
	ES - Environmental Sensitive - 3.94 acres

If the proposed change involves an increase in density, which of the Receiving Zone criteria does the property meet, or would this be an exemption consistent with a Revitalization Plan?

N/A

9. REASON FOR PROPOSED CHANGE(S):

The applicant intends to develop a recreational vehicle park

10. CURRENT LAND USE OF SUBJECT PROPERTY (example: house, vacant land, barn, etc.):

Vacant land, 2 single family residences

11. SURROUNDING LAND USES:

North: ECAP

South: Low Density Residential - Vacant Land

East: Agriculture - Pole Barn

West: Florida Department of State - Charlotte County Rest Area

12. ENVIRONMENTAL ASSESSMENT:

- Provide an *Environmental Assessment Report*, conducted within one year or less from the date of submittal, that includes:
 - Maps and surveys of the subject site illustrating the existing land cover according to Level 3 of the FLUCCS
 - Locations of listed flora and fauna species, if present.
 - If any wetlands are identified on site, provide a survey showing delineations of any wetlands, acreages, and the wetland Category (ENV Policy 3.1.3) under which they fall.
 - If the property is adjacent to any Federal, State, or County wildlife management areas, parks, preserves or reserves, supply a science-based analysis of possible impacts to the environmental resources of these lands and the manner in which these impacts can be eliminated. Where elimination is not possible, the analysis shall detail how these impacts can be reduced and mitigated.

13. INFRASTRUCTURE:

A. Roadway

- i. List the roads or streets upon which vehicles may travel to gain access to the site (generally within ¼ mile radius):

Jones Loop Road, I-75, Piper Road

- ii. *Traffic Impact Report*: This narrative does not need to be authored by a registered professional engineer. Address the number of vehicle trips that may be generated by development of the

subject site at maximum buildout allowed under the proposed FLUM and Zoning.

B. Potable Water and Sanitary Sewer

- i. Submit a letter from any water or sewer utilities that will be serving the subject site stating availability of utility service to the property.
- ii. Attach an *Estimated Potable Water and Sanitary Sewer Usage Report* showing the gallons per day that may be generated by development of the subject site at maximum buildout allowed under the proposed Zoning.

14. HISTORICAL OR ARCHEOLOGICAL SITES: When the property under review is within the area determined to contain potential historic and archeological resources by the Archaeological Predictive Model (depicted on SPAM Series Map #3), the applicant must submit an *Archeological/Historical Memo* indicating that a review of the National Register of Historic Places, the Florida Master Site File and the Local Historic Register (when available) has been performed and the results of that review. If the subject site contains any object listed in these resources, the applicant must provide an *Archeological/Historical Survey* performed by a professional archeologist licensed in the State of Florida.

15. REZONING NARRATIVE

Charlotte County Code Section 3-9-11(e) lists the following standards for approval. A narrative stating the applicant's justification for the rezoning based upon the following standards of approval is required:

- A. Whether the proposed change would be contrary to the Comprehensive Plan
- B. The existing land use pattern in adjacent areas
- C. The population density pattern and possible increased load on public facilities such as schools, utilities, and streets
- D. Whether changed conditions make the passage of the proposed amendment appropriate
- E. Whether the proposed change will adversely influence living conditions or property values in adjacent areas
- F. Whether the proposed change will affect public safety
- G. Whether the proposed change will reduce light and air to adjacent areas
- H. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning

16. ADJACENT PROPERTY OWNERS INFORMATION:

Provide an *electronic text file (.txt)* that includes the names and addresses of all property owners within 200 feet of the subject property (excluding street right-of-ways), and a map indicating which properties are included in the address list. The Adjacent Property Owner List must be based upon the latest available property records of the Property Appraiser's Office. The list shall include property owner's name, mailing address, and parcel(s) or lot(s) description or account number so each parcel can be referenced on the Adjacent Property Owner Map. Refer to the Geographic Information System Internet site for mapping and owner information at <http://www.ccgis.com/>. (Use a buffer of 250 feet or larger in order to account for right-of-ways, canals, etc.) Every property owner within 200 feet of every parcel of land involved will be notified of the schedule of public hearings

FORM B. APPLICANT AUTHORIZATION TO AGENT

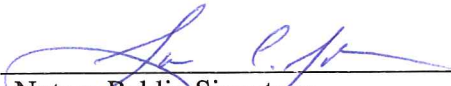
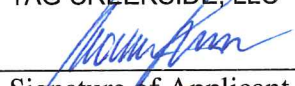

I, the undersigned, being first duly sworn, depose and say that I am the applicant for the REZONING of the property described and which is the subject matter of the proposed hearing.

I give authorization for Geri L. Waksler, McCrory Law Firm, P.L. to be my agent for this application.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 8th day of May, 20 15, by

THOMAS GRUBER who is personally known to me or has/has produced
_____ as identification and who did/did not take an oath.

 Notary Public Signature	 Signature of Applicant
<u>Susan C. Johnson</u> Notary Printed Signature	<u>PRESIDENT</u> Print Title:
	<u>THOMAS GRUBER</u> Printed Signature of Applicant
	<u>150 Sarah Street</u> Address
 Title	<u>Punta Gorda, FL 33950</u> City, State, Zip
<u>Commission Code</u>	<u>Telephone Number</u>

AFFIDAVIT A

I, the undersigned, being first duly sworn, depose and say that I am the owner or agent of the property described and which is the subject matter of the proposed hearing; that all answers to the questions in this application, and all sketches, data and other supplementary matter attached to and made a part of the application are honest and true to the best of my knowledge and belief. I understand this application must be complete and accurate before the hearing can be advertised, and that if I am not the owner of the property I have attached a notarized authorization from the owner(s) to submit this application. I acknowledge that all items listed in the application must be submitted concurrent at the time the County accepts the application. I swear that the attached list of adjacent property owners is complete, including all property owners within 200 feet of the subject properties (excluding right-of-ways), that it is correct, providing addresses as listed in the County Tax Roll.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 18th day of May, 20 15,

by Geri L. Waksler who is personally known to me or has/have produced

as identification and who did/did not take an oath.

Notary Public Signature

Susan C. Johnson

Notary Printed Signature

Signature of Applicant or Agent

Geri L. Waksler

Printed Signature of Applicant or Agent

McCrory Law Firm, P.L.
309 Tamiami Trail

Title



Commission Code

Address

Punta Gorda, FL 33950

City, State, Zip

(941) 205-1122


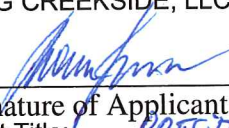

Telephone Number

AFFIDAVIT B

The applicant/owner hereby acknowledges and agrees that any staff discussion about conditions of approval are preliminary only, and are not final, nor are they the specific conditions or demands required to gain approval of the application, unless the conditions or demands are actually included in writing in the final development order or the final denial determination or order.

STATE OF FLORIDA, COUNTY OF CHARLOTTE

The foregoing instrument was acknowledged before me this 15 day of May, 2015, by THOMAS GRUBER who is personally known to me or has/have produced _____ as identification and who did/did not take an oath.

TAG CREEKSIDE, LLC	
 Notary Public Signature	 Signature of Applicant or Agent
<u>Susan C. Johnson</u> Notary Printed Signature	<u>PRESIDENT</u> Print Title:
	<u>THOMAS GRUBER</u> Printed Signature of Applicant or Agent
	150 Sarah Street
Title	Address
	Punta Gorda, FL 33950
Commission Code	City, State, Zip
	Telephone Number

TAG Creekside, LLC
Application for RV Park Rezoning

A. Whether the proposed change is consistent with the Comprehensive Plan

The proposed modification is consistent with the 2050 Plan. The applicant has applied for a Future Land Use ("FLU") designation of Low Density Residential. Low Density Residential permits recreational vehicles. Recreational vehicles do not create density. Density is defined in the 2050 Plan as "(t)he number of residential dwelling units permitted per gross acre of land." A "Density unit" is defined as a "development right which equals one increment of housing designed and intended for residential use by one family, whether a single family residence, mobile home, manufactured home, or as part of a duplex apartment, or condominium project." Recreational vehicles are not included as a residential use for purposes of density units.

Additionally, 3.94 acres adjacent to Alligator Creek will be rezoned to ES Environmentally Sensitive.

The property is within an area classified as an Economic Center within the 2050 Framework. According to FLU Objective 5.3: Economic Centers and CRAs, the intent of Economic Centers is to "create distinctive places of unique character and identity, maximize their economic benefit, and create more walkable and transit supportive places." The proposed rezoning will create a distinctive transient, RV community. The transient guests will generate positive economic impacts with their purchases of food and gasoline, restaurant and retail purchases and visits to local tourist attractions.

The proposed change specifically supports or is supported by the following goals, policies and objectives of the 2050 Plan:

FLU Appendix I: Land Use Guide; Special Provisions for Recreational Vehicle Use

1. *Recreational vehicles shall be located on properties with a minimum of 15 acres.*

The property on which the RV park will be placed is 39.61 acres.

2. *A minimum of ten percent of the site must be set aside for recreational amenities, which may include but not be limited to passive recreational trails, central community clubhouse facilities, pools and tennis courts.*

The project will provide an amenity center with clubhouse, pool and other recreational amenities. Additionally, the adjacent preserve will provide passive recreation trails. Consistency with this provision will be confirmed during Site Plan Review.

3. *Recreational vehicles shall not be located directly adjacent to single-family lots unless an adequate buffer consisting of a wall or berm and vegetative plantings with a minimum of ten feet is provided in order to protect adjacent single family uses from adverse impacts.*

The site is not adjacent to any single family lots. Nevertheless, the project will include a 25 foot landscape buffer along the north, east and west property lines. The project's southern boundary is adjacent to a preservation area extending to Alligator Creek and ranging from a minimum 25 feet to 100 foot in width.

4. *Recreational vehicles shall not be granted access to or egress from a development site through local, residential roadways unless a traffic study is submitted and the County determines that the use of the road(s) by the proposed development does not create a traffic safety hazard; any necessary developer funded improvements to the existing rights-of-way will not receive any impact fee credits.*

The site will access from Jones Loop Road, which is classified as a minor arterial roadway.

FLU Policy 1.2.2: Service Area Delineation

The County designates two distinct service areas, an Urban Service Area and a Rural Service Area (FLUM Series Map #3) that reinforce the preferred land use patterns of Charlotte County through policies that are designed to effectively discourage the proliferation of urban sprawl. Amendments to the Service Area Delineation map will be reviewed based upon the standards provided in FLU Policy 1.2.5.

The Property is located within the Urban Service Area.

FLU GOAL 2: SMART GROWTH CONCEPT PLAN IMPLEMENTATION - NATURAL RESOURCE PROTECTION

Promote land use practices that:

- Preserve and protect natural resources and wildlife habitat.***

FLU Objective 2.1: Protect Natural Lands

To create, protect and manage systems of green infrastructure including open spaces within developments, conservation lands, areas protected by easement or covenant, parks, wetlands, and floodplains.

A 3.94 acre buffer area along Alligator Creek ranging from 25 feet to 100 feet in width will be rezoned from Agriculture to Environmentally Sensitive. This preservation area will provide added protection for Alligator Creek. Alligator Creek is classified as a Class I surface water body. This classification is generally reserved for potable water supplies. However, Alligator Creek is no longer either a primary or secondary potable water source for the City of Punta Gorda.

E. Whether the proposed change will affect public safety?

The proposed change will not affect public safety.

F. Whether current conditions make the proposed amendment appropriate.

The applicant has recently acquired both the east and west portions of the site. Prior to this acquisition, the two portions had different owners, each of whom pursued different development options and entitlements. The existing PD on the eastern portion of the site does not provide connection to the western portion of the site, limiting the ability for a unified development. The proposed rezoning also allows the existing preservation area along Alligator Creek to be extended from the east to include the western portion of the site.

G. Whether there are there substantial reasons why the existing zoning should be retained?

There are no substantial reasons why the existing zoning should be retained. Adequate commercial zoning already exists around the interchange, including the recently approved entitlements for The Loop. The proposed zoning will provide a lodging alternative not currently available in the area while extending protections for Alligator Creek.

B. The existing land use pattern in adjacent areas.

The property currently has a mix of FLUM designations. The majority of the site has Commercial Land Use. The remainder is Agriculture and Preservation. Zoning on the site is Planned Development, Commercial General and RE-1. The property is currently undeveloped.

To the west of the site is the recently closed I-75 rest area which Charlotte County hopes to convert into a regional visitors' center. North of the site, across Jones Loop Road the property is all zoned ECAP and it currently vacant. To the west is a parcel with Agriculture land use and RE-1 zoning which contains a pole barn. South of the site, across Alligator Creek is vacant land with Low Density Residential land use and Planned Development zoning.

The proposed RV Park zoning is compatible with the surrounding uses. The park will provide transient housing for the I-75 traveling public. The transient residents will be unconcerned with the traffic and noise from the proposed visitors' center or from development within ECAP. Landscaping, buffering, and setback requirements contained within the Land Development Regulations will minimize any impacts on the agricultural property to the east and the maintenance of the large preservation area along the southern boundary will eliminate impacts on the planned residential community to the south.

C. The capacity of public facilities and services, including but not limited to schools, roads, recreational facilities, water treatment, water supply and stormwater drainage facilities.

As a transient use, the proposed RV Park rezoning will have no impact on schools. The site will connect to City of Punta Gorda central water and sewer lines existing with Jones Loop Road. The City of Punta Gorda has indicated that adequate capacity is available. A transportation impact study was conducted by Florida Transportation Engineering, Inc. Based on the results of the study, the additional traffic impacts generated from the Property when developed with 200 recreational vehicle sites will not cause any impairment to transportation facilities. All roadway links within the project vicinity will all operate within adopted levels of service in both the near and far term.

D. Whether the proposed change will adversely influence living conditions or property values in adjacent areas?

Residential development is not permitted to the north, east or west of the site. The planned residential development to the south is naturally separated from the site by Alligator Creek. Further, the RV portion of the site is separated from this future residential community by the establishment of the preservation area and approval of the proposed ES zoning.



This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.

April 20, 2015



Susan C. Johnson
McCrory Law Firm
309 Tamiami Trail
Punta Gorda, FL 33950
Phone: 941.205.1122
Email: Susan@mccrorylaw.com

In response to your inquiry of April 20, 2015, the Florida Master Site File lists one archaeological site, one resource group, eight surveys, and two standing structures, found in the following parcels of Charlotte County:

The portions of T41S R23E Sections 22, 23, 26, & 27, indicated by the map submitted with search request (including a project area, and a ½ mile buffer).

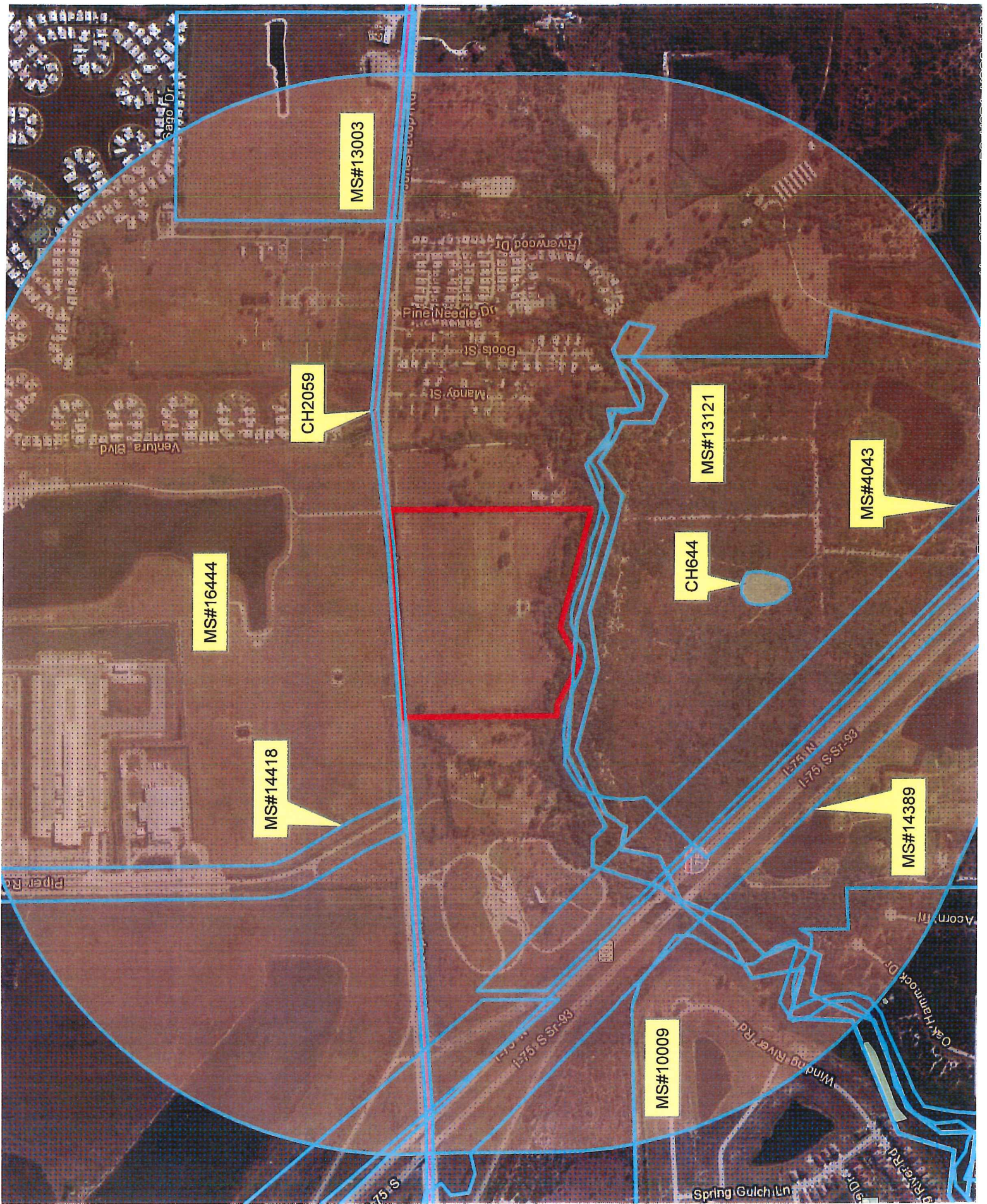
When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

Gabrielle McDonnell
Archaeological Data Analyst
Florida Master Site File
Gabrielle.McDonnell@DOS.myflorida.com



MS#13003

CH2059

MS#13121

MS#4043

MS#16444

CH644

MS#14418

MS#14389

MS#10009

PROTECTED SPECIES ASSESSMENT

CREEKSIDE RV RESORT Charlotte County, Florida

May 2015

Prepared by:



4050 Rock Creek Drive ■ Port Charlotte, FL 33948
(941) 457-6272
www.IVAenvironmental.com

INTRODUCTION

The following assessment has been prepared to identify on-site vegetative communities and address wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWC) and U.S. Fish and Wildlife Service (FWS) as endangered, threatened, or species of special concern which may be utilizing the subject property.

The subject property is located in Section 22, Township 41S, Range 23E within Charlotte County, Florida. More specifically, the property is located on the south side of North Jones Loop Road, east of I-75 in southern Charlotte County. Please refer to the attached Location Map.

SITE CONDITIONS

A site inspection was conducted by qualified staff ecologists in May 2015. During the inspection, temperatures ranged from 85° - 90° F, winds 5-8 mph from the east, and skies were partly cloudy.

VEGETATIVE COMMUNITIES

Field observations, in conjunction with the Charlotte County Soil Survey and aerial photographs, were used to develop a map of the vegetative communities onsite. The vegetative communities were identified and classified utilizing the Florida Land Use Cover and Forms Classification System (FLUCCS). The following table displays the vegetative associations found on the subject property. A description of the communities is also included. Please refer to the attached Protected Species Assessment Map.

FLUCCS ID	FLUCCS DESCRIPTION	ACREAGE
211	Improved Pasture	26.28
425	Oak Hammock	4.77
510	Streams and Waterways	2.62
740	Disturbed Land	10.23
742	Borrow Area	0.11
TOTAL		44.01

FLUCCS 211 – Improved Pasture

This upland habitat consists of active cattle pasture which has had the native groundcover removed and is now vegetated primarily with grazing species and opportunistic weedy vegetation. Species present within this habitat include: Bahia grass (*Paspalum notatum*), dog fennel (*Eupatorium capillifolium*), ragweed (*Ambrosia artemisiifolia*), Caesarweed (*Urena lobata*), common frog-fruit (*Phyla nodiflora*), rustweed (*Polypremum procumbens*), flatsedges (*Cyperus spp.*), bushy bluestem (*Andropogon glomeratus*), blackberry (*Rubus sp.*), common paw-paw (*Asimina triloba*), and sandspur (*Cenchrus sp.*).

FLUCCS 425 – Oak Hammock

This upland vegetative community contains a dense canopy of live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), cabbage palm (*Sabal palmetto*), and Brazilian pepper (*Schinus terebinthifolius*). Midstory and groundcover species present include: buckthorn (*Rhamnus sp.*), Caesarweed, saw palmetto (*Serenoa repens*), grapevine (*Vitis rotundifolia*), wax myrtle (*Myrica cerifera*), wild coffee (*Psychotria nervosa*), greenbrier (*Smilax sp.*), beautyberry (*Callicarpa americana*), and poison ivy (*Toxicodendron radicans*).

FLUCCS 510 – Streams and Waterways

This surface water is comprised of Alligator Creek which borders the subject property to the south as well as a tributary of the creek which runs to the northern property line. This waterway consists primarily of open water. The vegetated shorelines are comprised of buttonbush (*Cephalanthus occidentalis*), primrose willow (*Ludwigia peruviana*), leather fern (*Acrostichum danaeifolium*), barnyard grass (*Echinochloa crusgalli*), smartweed (*Polygonum punctatum*), swamp fern (*Blechnum serrulatum*), Virginia chain fern (*Woodwardia virginiana*), and spatterdock (*Nuphar luteum*).

FLUCCS 740 – Disturbed Land

These upland areas have been previously disturbed and cleared and contain single-family residences and other associated structures. These areas lack a significant canopy, and are dominated by opportunistic upland herbaceous species. Vegetative species present include slash pine (*Pinus elliottii*), live oak, laurel oak, cabbage palm, saltbush (*Baccharis halimifolia*), saw palmetto, bracken fern (*Pteridium aquilinum*), cogon grass (*Imperata cylindrica*), ragweed, beggar's tick (*Bidens alba*), Bahia grass, common frog-fruit, roadgrass (*Eleocharis baldwinii*), crabgrass (*Digitaria sp.*), grapevine, and greenbrier.

FLUCCS 742 – Borrow Area

This man-made cattle pond is comprised primarily of open water. Sparse shoreline vegetation includes: water pennywort (*Hydrocotyle umbellata*), torpedo grass (*Panicum repens*), roadgrass, and creeping seedbox (*Ludwigia repens*).

LISTED SPECIES SURVEY METHODOLOGY

To provide approximately 80 percent coverage of the site, both linear and nonlinear overlapping transects were completed across the parcel per FWC guidelines. Transects were spaced approximately 20-40 feet apart depending on the visibility within the vegetative association being surveyed. Evidence of protected species was gathered through both direct observation and through observation of signs such as tracks, nests, burrows, and fecal material. If evidence of utilization by a protected species which may require permitting prior to development of the subject property was observed, an aerial photograph was marked depicting the approximate location. In addition, a search of available online resources was conducted to reveal the previously documented presence of listed species which may be utilizing the subject property. These resources included, but were not limited to, the following: FWC Eagle Nest Locator Database; Charlotte County Natural Resources Department Scrub Jay Territory Search Database; FWS Panther Consultation Area Map(s); and FWS Wood Stork Colony Map(s). In the event that the site contained suitable habitat for a protected species, or if the site is within close

proximity to a verified sighting or consultation area for a protected species, additional scrutiny was given during the inspection relative to that specific species.

LISTED SPECIES ASSESSMENT RESULTS

Search of available online resources revealed that the subject property is located within an 18.6-mile radius designated as Core Foraging Area of several wood stork (*Mycteria americana*) nesting colonies. Each of the documented colonies appears to be greater than 5 miles from the subject property. Under current regulations, the proximity of the off-site nesting colonies is not likely to affect the future development of the subject property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the crested caracara (*Caracara cheriway*). No evidence of nesting activity or utilization by the crested caracara was observed onsite. The crested caracara is not anticipated to be nesting within the subject property, and therefore, is not likely to affect the future development of the subject property. However, environmental regulatory agencies may require a species specific survey relative to the crested caracara prior to development of the property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the red-cockaded woodpecker (*Picoides borealis*). The nearest documented red-cockaded woodpecker (RCW) sighting is approximately ½ mile south of the subject property. No pine trees which qualify as suitable nesting or foraging habitat were observed within the project limits. Considering the lack of RCW nesting or foraging habitat within the subject property, in conjunction with no observed evidence of site utilization by the species, the red-cockaded woodpecker is not anticipated to be utilizing the subject parcel, and therefore, is not likely to affect the future development of the property.

Search of available online resources revealed that the subject property is located within the Consultation Area of the Florida scrub jay (*Aphelocoma coerulescens*). However, review of the Charlotte County Natural Resources Department Florida Scrub Jay Territory Search Database revealed that the subject property is not a scrub jay review area parcel, and therefore, does not require any additional review relative to the Florida scrub jay. Thus, the Florida scrub jay is not likely to affect the future development of the subject property.

The subject parcel is located within the Focal Area of the Florida bonneted bat (*Eumops floridanus*) FWS Consultation Area. No evidence of utilization by the Florida bonneted bat was observed onsite during the site inspection. However, future roosting surveys for the species will likely be required to determine if the site is being actively utilized by the species.

Search of available online resources did not reveal documentation of any other listed wildlife species currently utilizing the subject property.

The site contains habitat which may be suitable for nesting and foraging by a variety of listed wading bird species not previously addressed above. While it is likely that several species of listed wading birds may utilize the site, protection of habitats for these species is limited to those areas which contain active nesting sites (rookeries). During the site inspection, all on-site habitats were inspected for potential rookery sites. No

evidence of the presence of a wading bird rookery was observed within the subject property. Therefore, it is not likely that the presence of listed wading birds onsite will affect the future development of the property.

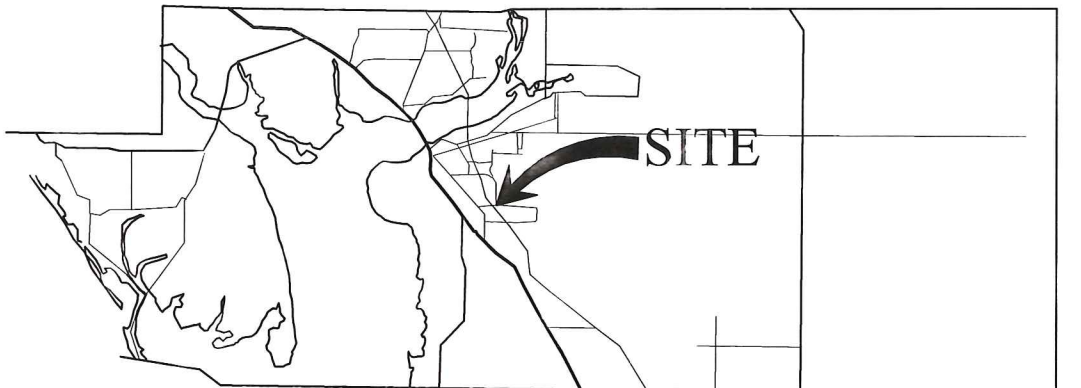
The site contains upland habitats which are being utilized by the gopher tortoise (*Gopherus polyphemus*). A total of 40 potentially occupied gopher tortoise burrows were observed during the survey. The approximate location of the burrows is shown on the attached Protected Species Assessment Map. A gopher tortoise relocation permit from the FWC will be required if the burrows cannot be avoided during construction.

No other protected species or evidence of protected species utilization which would require permits from the FWC or FWS were observed onsite during the May 2015 site inspection.

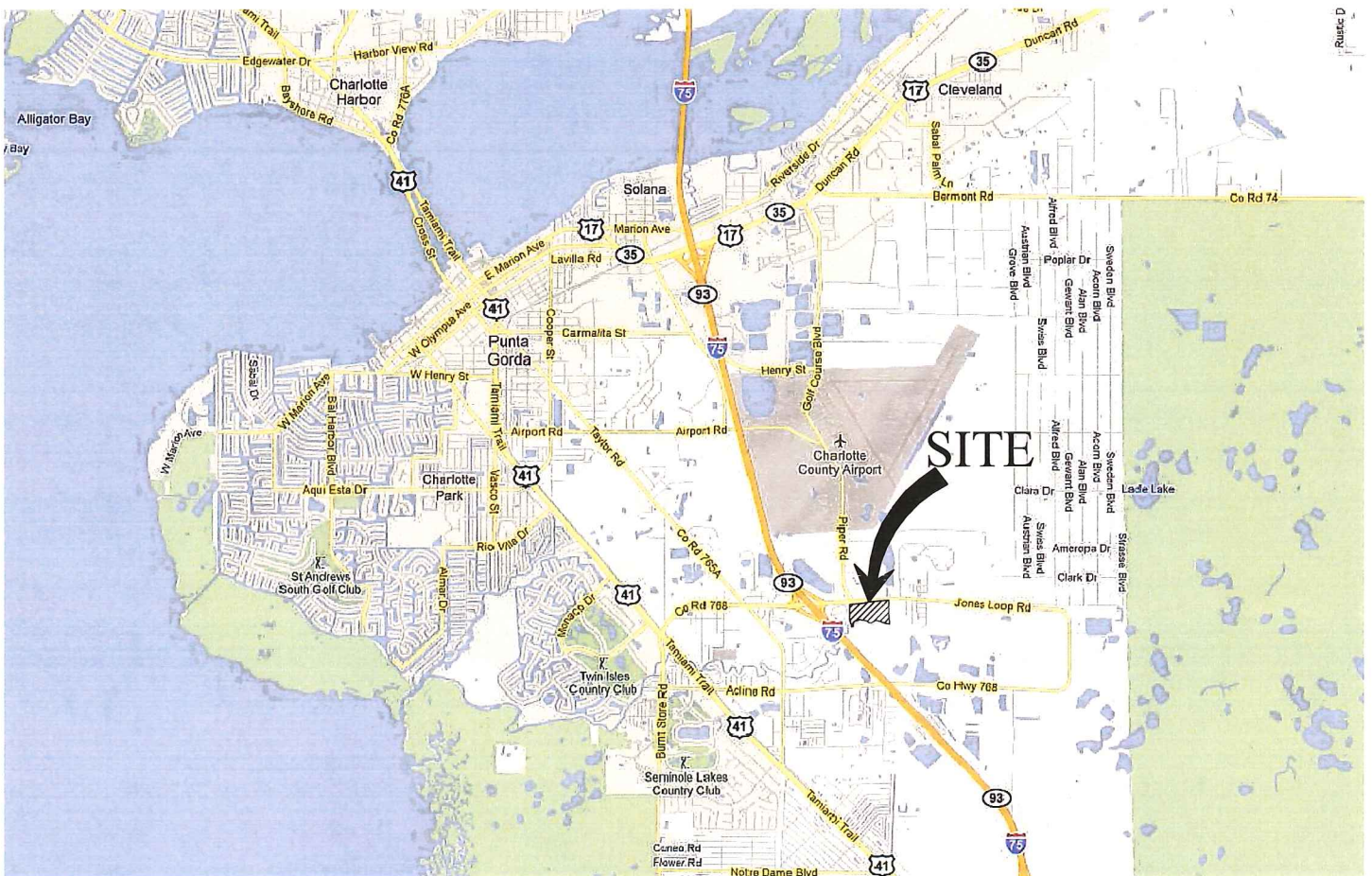


NOT TO SCALE

SECTION 22, TOWNSHIP 41S, RANGE 23E



CHARLOTTE COUNTY, FLORIDA



LOCATION MAP

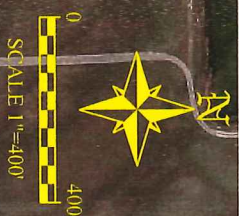
15-006 / MAY 14, 2015

CREEKSIDE RV RESORT

LOCATION MAP

I V A
Ian Vincent & Associates
Environmental Consulting Services

LEGEND



FLUCCS DESCRIPTIONS	ACREAGE
211 IMPROVED PASTURE	26.28±
425 OAK HAMMOCK	4.77±
510 STREAMS AND WATERWAYS	2.62±
740 DISTURBED LAND	10.23±
742 BORROW AREA	0.11±
TOTAL	44.01±

 DITCH

WETLANDS

2.62 Ac ±

POTENTIALLY OCCUPIED
GOPHER TORTOISE BURROW (40)

- NOTES:
1. FOR PREPARE USE ONLY, NOT FOR CONSTRUCTION.
 2. PROJECT BOUNDARY IS APPROXIMATE AND WAS OBTAINED FROM CHARLOTTE COUNTY GIS.
 3. MAPPING APPROXIMATE AND BASED ON INTERPRETATION OF 2014 AERIAL PHOTOGRAPHY AT 1"=400' SCALE.
 4. Delineation of Jurisdictional Wetland is Preliminary and Subject to Field Review/Approval by Applicable Regulatory Agencies.

15-006 / MAY 14, 2015

CREEKSIDE RV RESORT
PROTECTED SPECIES ASSESSMENT MAP

ITVA
Ian Vincent & Associates
Environmental Consulting Services

TRAFFIC IMPACT STUDY

CREEKSIDE RV PARK COMP PLAN AMENDMENT CHARLOTTE COUNTY, FLORIDA

MAY 13, 2015



FTE

"ENGINEERING FOR A WORLD IN MOTION"

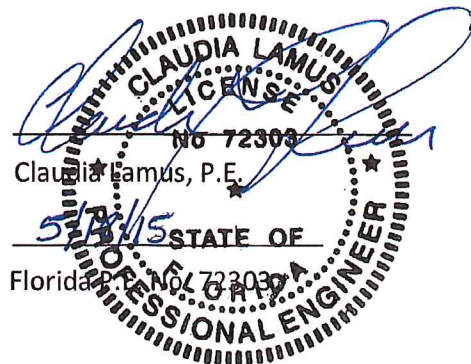
PROFESSIONAL ENGINEER CERTIFICATE

I hereby certify that I am a registered professional engineer in the State of Florida practicing with Florida Transportation Engineering, Inc., a consulting firm in the State of Florida and that I have supervised the preparation and approve the evaluation, findings, opinions, conclusions, and technical advice hereby reported for:

PROJECT: CREEKSIDE RV PARK COMP PLAN AMENDMENT
LOCATION: SOUTH SIDE OF JONES LOOP ROAD ACROSS PIPER ROAD
COUNTY: CHARLOTTE
STATE: FLORIDA

This report includes a summary of Trip Generation, Trip Distribution, Level of Service Analysis, and Recommendations for CREEKSIDE RV Park Comp Plan Amendment. I acknowledge that the procedures and references used to develop the results contained in this report are standard to the professional practice of transportation engineering and planning as applied through professional judgment and experience.

SIGNATURE:



DATE:

5/18/15
Florida

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6.0	FUTURE TRAFFIC CONDITIONS	10
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APPENDIX C	EXCERPT FROM CHARLOTTE COUNTY 2035 LONG RANGE TRANSPORTATION PLAN

1.0 EXECUTIVE SUMMARY

Florida Transportation Engineering, Inc. (FTE) was retained by Creekside RV Resort & Campground to perform a traffic impact analysis in order to evaluate the impacts of the proposed comprehensive plan change from Commercial and Agriculture to Low Density Residential and a rezoning from Planned Development, Commercial and Residential Estates -1 to RV Park for development of a recreational vehicle park. The proposed site is located on the south side of Jones Loop Road across from Piper Road in Charlotte County. The proposed development is accommodating 200 Transient Recreational Vehicles.

Based on the Charlotte County land use category, the existing site is currently designated as Commercial, Agriculture and Preservation. The developer proposed to change existing Commercial land use to Low Density Residential land use, existing Agriculture to Low Density Residential land use and existing Agriculture to Preservation land use. Under the Low Density Residential classification and the proposed RV Park zoning, the developer intends to use this land to accommodate 200 transient recreational vehicles. Therefore, a traffic study was prepared to address the roadway concurrency within the project vicinity.

In order to evaluate the impact of the proposed RV Park, a Trip Generation analysis was performed using the ITE Trip Generation Manual, 9th Edition. Based on the analysis, the proposed development would generate 42 trips during the AM peak hour and 54 trips during the PM peak hour.

The project trips from the development were distributed and assigned to the adjacent roadway network using the surrounding roadway network and land use patterns associated with local knowledge and professional judgment. The project trips from the development were distributed 90% onto Jones Loop Road and 10% onto Piper Road.

A roadway link analysis was performed for short-range (5-Year, 2020) and long-range (2030) horizon years. The Average Annual Daily Traffic (AADT) and growth rates were obtained from the Charlotte County Concurrency Report. The existing data was projected to 2020 and 2030 using the growth rate. The 2020 and 2030 total traffic was calculated by adding the background traffic with the project trips.

Based on the existing conditions, Jones Loop Road and Piper Road currently operates at acceptable levels of service and would continue to operate at acceptable levels of service with the proposed land use amendment at the short-range (2020) and long-range (2030) horizon.

In addition, the Charlotte County 2035 Cost Feasible Long Range Transportation Plan was reviewed. There were no planned roadway improvements in the project vicinity in the Charlotte County work programs.

2.0 INTRODUCTION

Florida Transportation Engineering, Inc. (FTE) was retained by Creekside RV Resort & Campground to perform a traffic impact analysis in order to evaluate the impacts of the proposed comprehensive plan change from Commercial and Agriculture to Low Density Residential and a rezoning from Planned Development, Commercial and Residential Estates -1 to RV Park for development of a recreational vehicle park. The proposed site is located on the south side of Jones Loop Road across from Piper Road in Charlotte County. The proposed development is accommodating 200 Transient Recreational Vehicles.

The purpose of the study is to assess the project's impact on the surrounding roadway network and determine whether the roadway system has the adequate capacity to support future traffic volumes. This report summarizes the data collection, project trip generation and distribution, and capacity analysis.

The access to the site consists of a full driveway on Jones Loop Road. The project location map is provided in Figure 1.



FIGURE 1
PROJECT LOCATION MAP

3.0 TRIP GENERATION

A Trip Generation analysis was performed using Online Traffic Impact Study Software (OTISS). The software was developed based on the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition. The ITE land use codes 416 (Campground/Recreational Vehicles) was used to generate the anticipated trips from the proposed development. Table 1 summarizes the trip generation calculations. The OTISS trip generation output worksheets are provided in Appendix A.

Table 1
Estimated Raw Trips

Land Use	Land Use Code	# of Units	AM Peak Hour Trips	In/Out	PM Peak Hour Trips	In/Out
Recreational Vehicle Park	416	200	42	15/27	54	35/19

As shown in Table 1, the proposed development would generate a total of 42 trips during the AM peak hour and 54 trips during the PM peak hour.

4.0 TRIP DISTRIBUTION

The project trips from the development were distributed and assigned to the adjacent roadway network using local knowledge of the surrounding land use patterns and professional judgment. The project trips from the development were distributed as follows:

- 10% onto Piper Road
- 90% onto Jones Loop Road
- 30% on to I 75 NB
- 30% onto I75 SB
- 30% on Jones Loop Road , W of I 75

The project trip distribution is shown in Figure 2 and project traffic assignment for the PM peak hour is provided in Figure 3.



FIGURE 2
PROJECT TRIP
DISTRIBUTION



FIGURE 3
PROJECT TRIPS
(PM PEAK)

5.0 EXISTING ROADWAY CONDITIONS

The Average Annual Daily Traffic (AADT), growth rates, and roadway service volumes on Jones Loop Road and Piper Road were obtained from the Charlotte County Roadway Concurrency Report. Excerpt from the Charlotte County Roadway Concurrency Report is provided in Appendix B. Table 2 indicates that Jones Loop Road and Piper Road within the study area are currently operating at LOS "B".

Table 2
Existing (2015) Link LOS Analysis (PM Peak)

Roadway Segment	2014 AADT	K-Factor	2014 100 th Hour	Growth Rate	2015 100 th Hour	LOS
Jones Loop Road from Taylor Rd to I-75	15,363	0.091	1,398	1.00%	1,412	B
Jones Loop Road from I- 75 to Piper Road	2,886	0.091	263	1.00%	266	B
Piper Road from Jones Loop Road to Golf Course	4,128	0.091	376	1.00%	379	B

*Jones Loop Road and Piper Road (4D at 45 MPH): LOS "A" = 0, LOS "B" = 2,556, LOS "C" = 3,096, LOS "D" = 3,204, LOS "E" = NA

6.0 FUTURE ROADWAY CONDITIONS

The 2015, 100th hour data (shown in Table 2) was projected to the short-range (2020) and long range (2030) horizon using the growth rate provided in Charlotte County Concurrency Report. Based on the Charlotte County adopted service volumes, the road links were analyzed for the expected levels of service in the year 2020 and 2030. The results of this analysis are provided in Table 3 and 4.

Table 3
2020 Link LOS Analysis (PM Peak)

Roadway Segment	2015 100th Hour	Growth Rate	2020 Background	LOS	PM Project Trips	2020 Total Traffic	
						Traffic	LOS
Jones Loop Road from Taylor Rd to I-75	1,412	1.00%	1,483	B	33	1,516	B
Jones Loop Road from I- 75 to Piper Road	266		279	B	49	328	B
Piper Road from Jones Loop Road to Golf Course	379		398	B	5	403	B

*Jones Loop Road and Piper Road (4D at 45 MPH): LOS "A" = 0, LOS "B" = 2,556, LOS "C" = 3,096,
LOS "D" = 3,204, LOS "E"=NA

Table 4
2030 Link LOS Analysis (PM Peak)

Roadway Segment	2015 100th Hour	Growth Rate	2030 Background	LOS	PM Project Trips	2030 Total Traffic	
						Traffic	LOS
Jones Loop Road from Taylor Rd to I-75	1,412	1.00%	1,624	B	33	1,657	B
Jones Loop Road from I- 75 to Piper Road	266		306	B	49	355	B
Piper Road from Jones Loop Road to Golf Course	379		432	B	5	437	B

*Jones Loop Road and Piper Road (4D at 45 MPH): LOS "A" = 0, LOS "B" = 2,556, LOS "C" = 3,096,
 LOS "D" = 3,204, LOS "E"=NA

7.0 CONCLUSION

The analysis has addressed traffic related impacts associated with the proposed comprehensive plan change from Commercial and Agriculture to Low Density Residential and a rezoning from Planned Development, Commercial and Residential Estates -1 to RV Park for development of a recreational vehicle park. Based on the results of the analysis the following is concluded:

- The project is expected to generate 35 trips in AM Peak and 41 trips in the PM Peak.
- The roadway link analysis indicated that Jones Loop Road and Piper Road are currently operating at an acceptable level of service and would continue to operate at an acceptable level of service with the proposed development in the short-term (2020) and long-term (2030) horizons.
- The proposed changing in Land Use and Zoning will not adversely affect the adjacent roadway network.

APPENDIX A

OTISS TRIP GENERATION OUTPUT WORKSHEETS

ITE Data Submission

Graph Look Up

My Projects

Creekside RV Park

Period Analysis

AM Peak

PM Peak

Period Analysis Report

Driveway Movement Configuration

Background Traffic Volume

Driveway Traffic Distribution

Distribution Report

Technical Support

Add Analysis

Copy Analysis

Save Analysis

Print Preview

Period Setting

Data provided by ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click [Add Notes](#) above.

Project Name: Creekside RV Park

Analysis Name: AM Peak

Land Use	Independent Variable	Size	Time Period	Method	Entry	Exit	Total
Q 416 - Campground/Recreational Vehicl..	Occupied Camp Sites	200 ⁽¹⁾	Weekday, Peak Hour	Average 0.21	15 ⁽¹⁾	27 ⁽¹⁾	42 ⁽¹⁾

(0) Indicates size out of range.

(1) Indicates small sample size, use carefully.

Traffic Reductions

Specify a percentage by which the Entry Trip and Exit Trip will be reduced for each Land Use. This reduction is applied to the Entry Trip and Exit Trip from the previous section. To record any notes, click [Add Notes](#) above.

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
416 - Campground/Recreational Vehicle Park	0 %	15	0 %	27

ITE Data Submission

Graph Look Up

My Projects

Creekside RV Park

Period Analysis

AM Peak

PM Peak

Period Analysis Report

Driveway Movement Configuration

Background Traffic Volume

Driveway Traffic Distribution

Distribution Report

Technical Support

Add Analysis Copy Analysis Save Analysis Print Preview

Period Setting Data provided by ITE

Specify the Independent Variable, Time Period, and Calculation Method to be used in the calculation of the number of Trips generated in the analysis. To record any notes, click Add Notes above.

Project Name: Creekside RV Park

Analysis Name: PM Peak

416 - Campground/Recreational Vehicl... 200⁽⁰⁾ Occupied Camp Sites Weekday, Peak Hour 0.27 Average 35 19 54

(0) Indicates size out of range.

Traffic Reductions

Specify a percentage by which the Entry Trip and Exit Trip will be reduced for each Land Use. This reduction is applied to the Entry Trip and Exit Trip from the previous section. To record any notes, click Add Notes above.

Land Use	Entry Reduction	Adjusted Entry	Exit Reduction	Adjusted Exit
416 - Campground/Recreational Vehicle Park	0 %	35	0 %	19

APPENDIX B

EXCERPT FROM CHARLOTTE COUNTY CONCURRENCY REPORT

CHARLOTTE COUNTY: ROADWAY LEVEL OF SERVICE DATA (AS OF 12/31/2010)

LOS Report ID	Roadway	From	To	Fed. Func. Class.	Lanes	2011 AADT	Date of Last Count	Sugg. Gr. Rate	Level of Service Calculations ¹						
									Level of Service Limits (Pk. Hr. Two-way Vol.)					Level of Service	Percent (%) Capacity Used
									B	C	D	E	Current		
67	Midway Blvd	Riviera Ln.	Lakeview Blvd.	MA	2	5,024	Nov-14	1.00%	837	1,350	1,440	n/a	B	32%	
66	Midway Blvd	Lakeview Blvd.	U.S. 41	MA	4	10,334	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	29%	
62	Midway Blvd	U.S. 41	Elkcam Blvd.	MA	4	14,574	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	41%	
64	Midway Blvd	Elkcam Blvd.	Harbor Blvd.	MA	4	13,716	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	39%	
63	Midway Blvd	Harbor Blvd	Orlando Blvd.	MA	4	14,110	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	40%	
65	Midway Blvd	Orlando Blvd.	Inverness St.	MA	4	12,187	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	35%	
68	Midway Blvd	Inverness St.	Kings Highway	MA	4	10,868	Nov-14	1.00%	2,556	3,096	3,204	n/a	B	31%	
81	Murdock Circle	Education Way	U.S. 41	L	4	12,242	Apr-15	1.00%	n/a	2,178	2,898	3,060	C	38%	
85	Murdock Circle	U.S. 41	Veterans Blvd.	L	4	9,686	Apr-15	1.00%	n/a	2,178	2,898	3,060	C	30%	
271	Jones Loop Road N	U.S. 41	Taylor Rd.	MA	4	13,241	Dec-14	1.00%	2,556	3,096	3,204	n/a	B	38%	
171	Jones Loop Road N	Taylor Rd.	I-75	MA	4	15,363	Dec-14	1.00%	2,556	3,096	3,204	n/a	B	44%	
172	Jones Loop Road N	I-75	Alfred Blvd.	MA	4	2,886	Dec-14	1.00%	2,556	3,096	3,204	n/a	B	8%	
117	Beach Road N	Sarasota Co. Line	Gulf Blvd.	UC	2	1,997	Feb-15	1.00%	n/a	918	1,332	1,413	C	14%	
254	Notre Dame Blvd	Burnt Store Rd.	Pine Trail Rd.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
193	Oceanspray Blvd	Waterford Ave.	S.R. 776	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
210	Oceanspray Blvd	S.R. 776	March Waterway	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
241	O'Hara Drive	Collingswood Blvd.	Midway Blvd.	L	2	2,260	Jan-15	1.00%	n/a	918	1,332	1,413	C	15%	
242	O'Hara Drive	Flamingo Blvd.	Collingswood Blvd.	L	2	-	Jan-00	1.00%	n/a	918	1,332	1,413	N/A	N/A	
71	Olean Blvd	U.S. 41	Easy St.	UC	2	12,039	Nov-14	1.00%	n/a	918	1,332	1,413	D	N/A	
70	Olean Blvd	Easy St.	Conway Blvd.	UC	2	8,643	Nov-14	1.00%	n/a	918	1,332	1,413	C	59%	
69	Olean Blvd	Conway Blvd.	Beacon Dr.	UC	2	7,352	Nov-14	1.98%	n/a	918	1,332	1,413	C	50%	
72	Olean Blvd	Beacon Dr.	Kings Highway	UC	2	5,389	Nov-14	2.65%	n/a	918	1,332	1,413	C	37%	
73	Orlando Blvd	Midway Blvd.	Quasar Blvd.	UC	2	1,813	Nov-14	3.00%	n/a	918	1,332	1,413	C	12%	
227	Paulson Drive	U.S. 41	Prineville St.	L	2	3,878	Apr-15	1.00%	n/a	918	1,332	1,413	C	26%	
263	Peachland Blvd	CochranBlvd. (a.k.a.Toledo Blade)	Forrest Nelson Blvd.	UC	2	9,175	Nov-14	1.00%	n/a	918	1,332	1,413	C	63%	
75	Peachland Blvd	Forrest Nelson Blvd.	Atwater St.	UC	2	7,575	Nov-14	1.00%	n/a	918	1,332	1,413	C	52%	
77	Peachland Blvd	Atwater St.	Harbor Blvd.	UC	2	8,096	Jan-15	1.00%	n/a	918	1,332	1,413	C	55%	
76	Peachland Blvd	Harbor Blvd.	Beacon Dr.	UC	2	8,127	Jan-15	1.00%	n/a	918	1,332	1,413	C	56%	
78	Peachland Blvd	Beacon Dr.	Loveland Blvd.	UC	2	9,485	Jan-15	1.00%	n/a	918	1,332	1,413	C	65%	
111	Peachland Blvd	Loveland Blvd.	Veterans Blvd.	UC	4	9,938	Jan-15	1.00%	n/a	2,178	2,898	3,060	C	31%	
238	Pellam Blvd	Wintergarden Ave.	CochranBlvd. (a.k.a.Toledo Blade)	L	2	4,546	Apr-15	1.37%	n/a	918	1,332	1,413	C	31%	
239	Pellam Blvd	Edgewater Dr.	Wintergarden Ave.	L	2	1,618	Apr-15	1.00%	n/a	918	1,332	1,413	C	11%	
129	Pine Street	Sarasota Co. Line	Second St.	UC	4	10,829	Feb-15	1.00%	n/a	2,178	2,898	3,060	C	32%	
130	Pine Street	Second St.	S.R. 776	UC	4	11,724	Feb-15	1.00%	n/a	2,178	2,898	3,060	C	34%	
173	Piper Road	Jones Loop Rd.	Golf Course Blvd.	MA	2	4,128	Dec-14	2.44%	837	1,350	1,440	n/a	B	26%	
99	Port Charlotte Blvd	Sunrise Waterway	Edgewater Dr.	L	2	918	Apr-15	1.00%	n/a	918	1,332	1,413	C	6%	
228	Prineville Street	Paulson Dr.	Hillsborough Blvd.	L	2	3,680	Apr-15	4.30%	n/a	918	1,332	1,413	C	25%	
79	Quesada Avenue	Cochran Boulevard (a.k.a.Toledo Blade)	Forrest Nelson Blvd.	L	2	7,162	Apr-15	1.00%	n/a	918	1,332	1,413	C	49%	
82	Quesada Avenue	Forrest Nelson Blvd.	Hinton St.	L	2	5,638	Apr-15	1.00%	n/a	918	1,332	1,413	C	39%	
83	Quesada Avenue	Hinton St.	Harbor Blvd.	L	2	3,579	Apr-15	3.00%	n/a	918	1,332	1,413	C	24%	

APPENDIX C

EXCERPT FROM
CHARLOTTE COUNTY 2035 LONG RANGE TRANSPORTATION PLAN

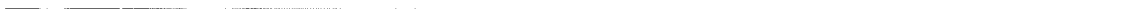


Table 7-2: 2015-2035 Cost Feasible Capital Improvements See Legend on page 7-11

ID/FIN	Facility	From	To	# of Existing Lanes	Project Length (Miles)	Project Description	POSE (POH) / Planning Study (County)			PE			ROW			CST			Total Project Cost (PDC)	Total Project Cost (YOE)
							Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure		
C00165.1	BURNT STORE RD	ZEMEL RD	SCHAM RD	2U	4.17 Miles	CR 2L->4D	\$ 1.62	<Multiple Sources>	2015	\$ 4.88	<Multiple Sources>	2015	\$ 2.75	<Multiple Sources>	2016-2020	\$ 32.37	Local	2026-2030	\$ 41.60	\$ 88.96
C00165.2	BURNT STORE RD	SCHAM RD	NOTRE DAME BLVD	2U	0.474 Miles	CR 2L->4D	\$ 0.19	<Multiple Sources>	2015	\$ 0.55	<Multiple Sources>	2016-2020	\$ 0.31	<Multiple Sources>	2016-2020	\$ 3.68	<Multiple Sources>	2021-2035	\$ 4.73	\$ 9.05
C00190	BURNT STORE RD	N JONES LOOP	TAYLOR RD	2U	0.998 Miles	CR 2L->8D	\$ 0.77	<Multiple Sources>	2016-2020	\$ 2.32	<Multiple Sources>	2016-2020	\$ 1.24	<Multiple Sources>	2021-2025	\$ 15.49	<Multiple Sources>	2021-2035	\$ 19.83	\$ 38.47
C00192	BURNT STORE RD	TAYLOR RD	FLORIDA ST	00	2.116 Miles	CR 0D->0D	\$ 2.46	<Multiple Sources>	2016-2020	\$ 7.39	<Multiple Sources>	2016-2020	\$ 14.75	<Multiple Sources>	2026-2030	\$ 48.28	Local	2021-2035	\$ 73.88	\$ 146.01
	CR 39 (TOLEDO BLADE)	US 41 (W)	HILLSBOROUGH BLVD	4D	0.995 Miles	CR 4D->8D	\$ 0.39	Local	2016-2020	\$ 1.16	Local	2021-2025	\$ 10.40	Local	2026-2030	\$ 7.72	Local	2021-2035	\$ 19.67	\$ 39.49
C01640.1	CR 39 (TOLEDO BLADE)	WHITNEY AVE	WHITNEY AVE	2U	0.521 Miles	CR 2L->8D	\$ 0.40	Local	2016-2020	\$ 1.21	Local	2021-2025	\$ 5.45	Local	2021-2025	\$ 8.09	Local	2021-2025	\$ 15.15	\$ 23.18
C01640.2	CR 39 (TOLEDO BLADE)	WHITNEY AVE	US 41 (W)	4D	0.249 Miles	CR 4D->8D	\$ 0.10	Local	2016-2020	\$ 0.28	Local	2021-2025	\$ 2.80	Local	2021-2025	\$ 1.93	Local	2021-2025	\$ 4.92	\$ 7.61
C02020.1	CR 74	US 17	URBAN AREA BOUNDARY	2U	2.673 Miles	CR 2L->4D	\$ 1.04	Developer	2021-2025	\$ 3.11	Developer	2021-2025	\$ 12.28	Developer	2026-2030	\$ 20.75	Developer	2026-2030	\$ 37.18	\$ 67.80
C02020.3	CR 74	URBAN AREA BOUNDARY	QUARTER MILE ISOLATED INT	2U	11.938 Miles	CR 2L->4D	\$ 3.73	Developer	2021-2025	\$ 11.18	Developer	2021-2025	\$ 4.03	Developer	2026-2030	\$ 74.53	Developer	2026-2030	\$ 93.46	\$ 161.27
C02020.4	CR 74	QUARTER MILE ISOLATED INT	SR 31	2U	0.277 Miles	CR 2L->4D	\$ 0.08	Developer	2021-2025	\$ 0.26	Developer	2021-2025	\$ 0.09	Developer	2026-2030	\$ 1.73	Developer	2026-2030	\$ 2.17	\$ 3.74
C02025	CR 771	ROTUNDA EAST	INGRAHAM BLVD	2U	0.3 Miles	CR 2L->4D	\$ 0.12	Local	2026-2030	\$ 0.35	Local	2031-2035	\$ -	Local	2026-2030	\$ 2.33	Local	2031-2035	\$ 2.79	\$ 5.72
C02030	CR 771	INGRAHAM BLVD	SAN DOMINGO	2U	0.607 Miles	CR 2L->4D	\$ 0.24	Local	2026-2030	\$ 0.71	Local	2031-2035	\$ -	Local	2026-2030	\$ 4.71	Local	2031-2035	\$ 5.65	\$ 11.57
C02035	CR 771	SAN DOMINGO	MARATHON BLVD	2U	0.241 Miles	CR 2L->4D	\$ 0.08	Local	2026-2030	\$ 0.28	Local	2026-2030	\$ -	Local	2026-2030	\$ 1.87	Local	2026-2030	\$ 2.24	\$ 3.94
C02040	CR 771	MARATHON BLVD	SR 776	2U	1.108 Miles	CR 2L->4D	\$ 0.43	Local	2026-2030	\$ 1.29	Local	2026-2030	\$ -	Local	2026-2030	\$ 8.60	Local	2026-2030	\$ 10.32	\$ 18.13
C0405.2	EDGEWATER DR	JOWETT ST	COLLINGSWOOD BLVD	2U	0.239 Miles	CR 2L->4D	\$ 0.09	Local	Committed	\$ 0.28	Local	Committed	\$ -	Local	2016-2020	\$ 1.86	Local	2016-2020	\$ 1.86	\$ 2.41
C0500	EDGEWATER DR	COLLINGSWOOD BLVD	PELLAM BLVD	2U	0.923 Miles	CR 2L->4D	\$ 0.36	Local	2016-2020	\$ 1.08	Local	2016-2020	\$ 0.49	Local	2016-2020	\$ 7.21	Local	2016-2020	\$ 9.14	\$ 11.74
C0505	EDGEWATER DR	PELLAM BLVD	MIDWAY BLVD	2U	0.614 Miles	CR 2L->4D	\$ 0.24	Local	2016-2020	\$ 0.71	Local	2016-2020	\$ 0.32	Local	2016-2020	\$ 4.77	Local	2016-2020	\$ 6.04	\$ 7.76
70.2	FLAMINGO BLVD (REALIGNMENT)	EDGEWATER	COMO ST	2U	0.557 Miles	CR 2L->4D	\$ 0.22	Local	2016-2020	\$ 0.65	Local	2016-2020	\$ 0.88	Local	2016-2020	\$ 4.32	Local	2016-2020	\$ 6.07	\$ 7.79
C05075.2	FLAMINGO BLVD	COMO ST	WINTERGARDEN AV	2U	0.852	CR 2L->4D	\$ 0.32	Local	2015	\$ 0.97	Local	2015	\$ 1.32	Local	2015	\$ 6.46	Local	2016-2020	\$ 9.07	\$ 11.37
C0580	FLAMINGO BLVD	WINTERGARDEN AV	SR 776	2U	1.041 Miles	CR 2L->4D	\$ 0.40	Local	2015	\$ 1.21	Local	2015	\$ 1.65	Local	2015	\$ 8.06	Local	2016-2020	\$ 11.35	\$ 14.23
C0720	HARBORVIEW RD	MELBOURN	DATE ST	2U	1.12 Miles	CR 2L->4D	\$ 0.43	Developer	2016-2020	\$ 1.30	Developer	2016-2020	\$ 1.66	Developer	2016-2020	\$ 8.69	Local	2016-2020	\$ 12.09	\$ 17.50
C00721.1	HARBORVIEW RD	DATE ST	PURDY DR	2U	0.866 Miles	CR 2L->4D	\$ 0.28	Developer	2016-2020	\$ 0.78	Developer	2016-2020	\$ 0.98	Developer	2016-2020	\$ 5.17	<Multiple Sources>	2021-2025	\$ 7.19	\$ 10.41
C00721.2	HARBORVIEW RD	PURDY DR	I-75	2U	0.6209 Miles	CR 2L->4D	\$ 0.32	Developer	2016-2020	\$ 0.96	Developer	2016-2020	\$ 1.21	Developer	2016-2020	\$ 6.37	<Multiple Sources>	2021-2025	\$ 8.86	\$ 12.83
C01070	N JONES LOOP	BURNT STORE RD	TAYLOR RD	4D	0.763 Miles	CR 4D->8D	\$ 0.30	<Multiple Sources>	2016-2020	\$ 0.88	<Multiple Sources>	2016-2020	\$ 0.60	<Multiple Sources>	2016-2020	\$ 5.92	Local	2016-2020	\$ 7.71	\$ 9.90
C01075	N JONES LOOP	TAYLOR RD	I-75	4D	0.579 Miles	CR 4D->8D	\$ 0.22	<Multiple Sources>	2016-2020	\$ 0.67	<Multiple Sources>	2016-2020	\$ 0.46	<Multiple Sources>	2016-2020	\$ 4.48	Local	2016-2020	\$ 5.85	\$ 7.51
C01080	N JONES LOOP	I-75	PIPER RD	4D	0.36 Miles	CR 4D->8D	\$ 0.14	Local	2016-2020	\$ 0.42	Local	2016-2020	\$ 0.29	Local	2016-2020	\$ 2.78	Local	2016-2020	\$ 3.64	\$ 4.67
C01282	N JONES LOOP EXTENSION	N JONES LOOP	US 41	0	0.4363 Miles	CR 0D->4D	\$ 0.34	Local	2021-2025	\$ 1.02	Local	2021-2025	\$ 2.53	Local	2021-2025	\$ 6.77	Local	2021-2025	\$ 10.66	\$ 16.24
C01282	PIPER RD	HENRY ST	US 17	00	1.3692 Miles	CR 0D->4D	\$ 1.01	Local	2015	\$ 3.03	Local	2015	\$ -	Local	2016-2020	\$ 30.28	Local	2016-2020	\$ 28.13	\$ 35.74
C01289	RAMPART BLVD	LOVELAND	KINGS HWY	2U	0.121 Miles	CR 2L->4D	\$ 0.05	Local	Committed	\$ 0.14	Local	Committed	\$ -	Local	Committed	\$ 0.94	Local	2015	\$ 0.94	\$ 1.10
C01270	RAMPART BLVD	KINGS HWY	RIO DE JANEIRO	2U	2.565 Miles	CR 2L->4D	\$ 0.82	Local	Committed	\$ 2.75	Local	Committed	\$ 0.82	Local	Committed	\$ 18.37	Local	2016-2020	\$ 18.37	\$ 23.84
C01350.1	SR 31	LEE COUNTY	QUARTER MILE ISOLATED INT	2U	11.921 Miles	2-Lane Roadway to 4 Lanes with 5' Outside Shoulder Paved (includes milling and resurfacing of existing pavement)	\$ 4.86	Developer	2021-2025	\$ 14.57	Developer	2021-2025	\$ -	Developer	2026-2030	\$ 97.15	Developer	2026-2030	\$ 116.58	\$ 201.27
C01350.2	SR 31	QUARTER MILE ISOLATED INT	CR 74	2U	0.239 Miles	2-Lane Roadway to 4 Lanes with 5' Outside Shoulder Paved (includes milling and resurfacing of existing pavement)	\$ 0.10	Developer	2021-2025	\$ 0.29	Developer	2021-2025	\$ -	Developer	2026-2030	\$ 1.95	Developer	2026-2030	\$ 2.34	\$ 4.04



Table 7-2: 2015-2035 Cost Feasible Capital Improvements, Continued See Legend on page 7-11

ID/FPN	Facility	From	To	# of Existing Lanes	Project Length (Miles)	Project Description	PDE (FOOT) / Planning Study (County)			PE			ROW			CST			Total Project Cost (PDC)	Total Project Cost (YOE)		
							Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure				
C01365	SR 776	CRESTVIEW DR	CR 775	4D	0.836 Miles	4-Lane Roadway to 6 Lanes (45 mph Design speed) with 5' Sidewalk, 4' Bike Lanes, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$	0.45 OA	2021-2025	\$	1.34 OA	2021-2025	\$	0.79 OA	2021-2025	\$	8.95 OA	2021-2025	\$	11.54	\$	17.41
C01370	SR 776	CR 775	SAN CASA DR	4D	1.557 Miles	4-Lane Roadway to 6 Lanes (45 mph Design speed) with 5' Sidewalk, 4' Bike Lanes, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$	0.56 Other	Committed	\$	2.50 OA	2016-2020	\$	0.82 OA	2021-2025	\$	16.68 OA	2021-2025	\$	28.01	\$	28.63
C01375	SR 776	SAN CASA DR	ORIOLE BLVD	4D	0.194 Miles	4-Lane Roadway to 6 Lanes (45 mph Design speed) with 5' Sidewalk, 4' Bike Lanes, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$	0.07 Other	Committed	\$	0.31 OA	2016-2020	\$	0.10 OA	2026-2030	\$	2.09 OA	2026-2030	\$	2.49	\$	4.32
C01380	SR 776	ORIOLE BLVD	WINCHESTER BLVD	4D	0.303 Miles	4-Lane Roadway to 6 Lanes (45 mph Design speed) with 5' Sidewalk, 4' Bike Lanes, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$	0.11 Other	Committed	\$	0.49 OA	2016-2020	\$	0.16 OA	2026-2030	\$	3.25 OA	2026-2030	\$	3.89	\$	6.75
C01381	SR 776	WINCHESTER BLVD	WILMINGTON BLVD	4D	0.184 Miles	4-Lane Roadway to 6 Lanes (45 mph Design speed) with 5' Sidewalk, 4' Bike Lanes, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$	0.07 Other	Committed	\$	0.30 OA	2016-2020	\$	- OA	2021-2025	\$	1.97 OA	2026-2030	\$	2.27	\$	3.90
C01385	SR 778	WILMINGTON BLVD	SPINNAKER BLVD	4D	0.635 Miles	4-Lane Roadway to 6 Lanes (45 mph Design speed) with 5' Sidewalk, 4' Bike Lanes, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$	0.30 Other	Committed	\$	1.34 OA	2016-2020	\$	- OA	2021-2025	\$	8.95 OA	2026-2030	\$	10.29	\$	17.92
C01390	SR 776	SPINNAKER BLVD	SUNNYBROOK BLVD	4D	1.017 Miles	4-Lane Roadway to 6 Lanes (45 mph Design speed) with 5' Sidewalk, 4' Bike Lanes, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$	0.54 OA	2021-2025	\$	1.63 OA	2026-2030	\$	- OA	2021-2025	\$	10.90 OA	2031-2035	\$	13.08	\$	26.32
C01455	SR 776	US 41	MURDOCK CIRE	4D	0.314 Miles	4-Lane Roadway to 6 Lanes (45 mph Design speed) with 5' Sidewalk, 4' Bike Lanes, and Curb & Gutter (includes milling and resurfacing of existing pavement)	\$	0.17 Local	2016-2020	\$	0.50 Local	2016-2020	\$	- Local	2021-2025	\$	3.36 Local	2021-2025	\$	4.04	\$	5.62
C01645	TUCKER'S GRADE	US 41	I-75	4D	1.066 Miles	CR 4D-to-6D	\$	0.33 Local	2015	\$	1.00 Local	2015	\$	- Local	2015	\$	6.66 Local	2015	\$	7.99	\$	9.33
C01655.2	US 17	COPELEY AVE	RECENT RD	4D	0.309 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (includes milling and resurfacing of existing pavement)	\$	0.18 <Multiple Sources>	2026-2030	\$	0.53 <Multiple Sources>	2026-2030	\$	0A	2026-2030	\$	3.54 <Multiple Sources>	2026-2030	\$	4.24	\$	7.46
C01660.1	US 17	RECENT RD	GOLF COURSE BLVD	4D	0.48 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (includes milling and resurfacing of existing pavement)	\$	0.27 <Multiple Sources>	2026-2030	\$	0.82 <Multiple Sources>	2026-2030	\$	0A	2026-2030	\$	5.49 <Multiple Sources>	2026-2030	\$	6.59	\$	11.58
C01660.2	US 17	GOLF COURSE BLVD	CR 74	4D	0.193 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (includes milling and resurfacing of existing pavement)	\$	0.11 <Multiple Sources>	2026-2030	\$	0.33 <Multiple Sources>	2026-2030	\$	0A	2026-2030	\$	2.21 <Multiple Sources>	2031-2035	\$	2.65	\$	5.35



Table 7-2: 2015-2035 Cost Feasible Capital Improvements, Continued See Legend on page 7-11

ID/FPN	Facility	From	To	# of Existing Lanes	Project Length (Miles)	Project Description	POLE (FDOT) / Planning Study (County)			PE			ROW			CST			Total Project Cost (PDC)	Total Project Cost (YOE)
							Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure		
C01880	US 41	NOTRE DAME BLVD	TAYLOR RD	4D	1.305 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (Includes milling and resurfacing of existing pavement)	\$ 0.75	<Multiple Sources>	2021-2025	\$ 2.24	<Multiple Sources>	2021-2025	\$ -	- OA	2021-2025	\$ 9.06	<Multiple Sources>	2021-2025	\$ 12.05	\$ 17.55
C01880	US 41	NOTRE DAME BLVD	TAYLOR RD	4D	1.305 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (Includes milling and resurfacing of existing pavement)	\$ 0.75			\$ 2.24			\$ -	-		\$ 5.88	<Multiple Sources>	2026-2030	\$ 5.88	\$ 10.55
C01885	US 41	TAYLOR RD	BURNT STORE RD	4D	1.591 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (Includes milling and resurfacing of existing pavement)	\$ 0.91	<Multiple Sources>	2021-2025	\$ 2.73	<Multiple Sources>	2021-2025	\$ -	- OA	2021-2025	\$ 1.24	<Multiple Sources>	2026-2030	\$ 4.88	\$ 7.25
C01885	US 41	TAYLOR RD	BURNT STORE RD	4D	1.591 Miles	4-Lane Roadway to 6 Lanes (50mph Design Speed) with 5' Sidewalk, 6.5' Bike Lane, and Curb & Gutter with 4' Inside Shoulder Paved (Includes milling and resurfacing of existing pavement)	\$ 0.91			\$ 2.73			\$ -	-		\$ 16.97	<Multiple Sources>	2021-2025	\$ 16.97	\$ 35.84
C01460	VETERANS BLVD	MURDOCK CIR	TOLEDO BLADE	4D	0.489 Miles	CR 4D->6D	\$ 0.53	Local	2016-2020	\$ 1.60	Local	2016-2020	\$ -	- Local	2016-2020	\$ 10.69	Local	2021-2025	\$ 12.43	\$ 18.93
C00075	VETERANS BLVD	ATWATER ST	YORKSHIRE ST	4D	0.658 Miles	CR 4D->6D	\$ 0.28	Local	2016-2020	\$ 0.77	Local	2016-2020	\$ -	- Local	2016-2020	\$ 5.11	Local	2021-2025	\$ 6.13	\$ 9.04
C00080	VETERANS BLVD	YORKSHIRE ST	HILLSBOROUGH BLVD	4D	0.987 Miles	CR 4D->6D														
C00000	I-75	LEE COUNTY	TUCKERS GRADE	4F		(Widen) 4-Lane Interstate to 6 Lanes with 10' Inside and Outside Shoulders Paved (Includes milling and resurfacing of existing pavement)(40 ft depressed median, 4 12' lanes, 12' outside shoulders (5' paved) (Exhibit 2)	\$ 1.55	OA	2013	\$ 3.45	OA	2013				\$ 37.84	OA	2014	\$ 43.84	\$ 43.84
C00000	I-75	N JONES LOOP	US 17	4F		(Widen) 4-Lane Interstate to 6 Lanes with 10' Inside and Outside Shoulders Paved (Includes milling and resurfacing of existing pavement)(40 ft depressed median, 4 12' lanes, 12' outside shoulders (5' paved) (Exhibit 2)						2021	\$ 6.9			\$ 51.8	OA	2021-2025	\$ 58.7	\$ 59.83
C00000	I-75	HARBOR VIEW	KINGS HWY	4F		(Widen) 4-Lane Interstate to 6 Lanes with 10' Inside and Outside Shoulders Paved (Includes milling and resurfacing of existing pavement)(40 ft depressed median, 4 12' lanes, 12' outside shoulders (5' paved) (Exhibit 2)	\$.67	OA	2013	\$ 2.98	OA	2012				\$ 30.1	OA	2015	\$ 33.75	\$ 33.75

Table 7-2: 2015-2035 Cost Feasible Capital Improvements, Continued

ID/FPL	Facility	From	To	# of Existing Lanes	Project Length (Miles)	Project Description	PD&E (PD&E) / Planning Study (County)			PE			ROW			CST			Total Project Cost (PDC)	Total Project Cost (VOE)
							Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure	Cost (PDC)	Funding Source	Year of Expenditure		
	CMP Box																		\$ 1.00	\$ 1.30
	CMP Box																		\$ 1.00	\$ 1.53
	CMP Box																		\$ 1.00	\$ 1.80
	CMP Box																		\$ 1.00	\$ 2.11
	Multi-modal Box																		\$ 6.58	\$ 8.54
	Multi-modal Box																		\$ 8.73	\$ 10.27
	Multi-modal Box																		\$ 7.03	\$ 12.63
	Multi-modal Box																		\$ 7.30	\$ 15.43
Total							\$ 29.72			\$ 90.80			\$ 70.20			\$ 603.83			\$ 781.84	\$ 1,308.47

Notes:

1. Total cost shown is derived from a standard typical section. Costs will need to be adjusted to account for signals, bridges, or any additional item not deemed typical.
2. In millions; shown in present day costs (PDC) / "constant" 2010 dollars; 20% ratio of project cost; for Other Arterials only.
3. In millions; shown in present day costs (PDC) / "constant" 2010 dollars;
4. In millions; shown in present day costs (PDC) / "constant" 2010 dollars; include PD&E/PE, ROW and CST except for those phases that are completed, underway, or committed;
5. In millions; shown in adopted TIP and MW; shown in year of expenditure or "current" dollars;
6. In millions; shown in year of expenditure or "current" dollars;
7. In millions; shown in 2035 year of expenditure dollars;

* The cost of traffic signalization assumes the installation of mast arms on all four legs of an intersection. To obtain the cost of signaling a four-lane roadway intersecting a two-lane roadway, divide the signal cost of a four-lane roadway by two and add this figure to the signal cost of the two-lane roadway divided by two.

If a project cannot be fully funded through CST in the CFP by 2035, the PD&E/PE costs need to be included so that federal funds can be obligated.

Unfunded costs for SIS and SHS is CST phase 52, LRE FY 2031-2035.

Legend

- 00 = 0 Lanes or Does not Exist
- 2U = 2 Lanes Undivided
- 4D = 4 Lanes Divided
- 6D = 6 Lanes Divided
- TMA = Transportation Management Area
- TRIP = Transportation Regional Incentive Program
- OA = Other Arterial
- SIS = Strategic Intermodal System
- PD&E/PE = Project Development and Environment / Preliminary Engineering
- ROW = Right-of-Way
- CMP = Congestion Management Process



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